

Draft 2018-2022 Consolidated Plan Appendix: Outreach Report

Table of Contents

Executive Summary.....	5
Methods of Stakeholder and Resident Engagement	5
Analysis of Comments and Public Input	6
Housing and Development Needs	6
Barriers to Meeting Needs: Housing, Homeless, and Special Needs.....	7
Experience with and Suggestions for HUD-Funded, DCA-Implemented Programs	8
Policy Suggestions.....	10
Outreach Needs	10
Stakeholder Outreach.....	12
Partner Meetings	13
Brunswick Homeless Coalition	14
Liberty County Homeless Coalition.....	18
Macon Re-Entry Coalition	21
Okefenokee Alliance for the Homeless (OATH)	25
Hartwell/Hart County Housing Taskforce	28
Liberty County Family Connection Collaborative.....	29
Tri-County (Wheeler, Treutlen & Montgomery) Family Connection Collaborative.....	33
Harris County Homeless Coalition	36
Homeless Resource Network (Columbus CoC)	38
Millen GICH Team	40
Warrenton GICH Team.....	42
Gray-Jones County GICH Team	44
Liberty County GICH Team.....	47
Perry GICH Team	49
Dublin GICH Team	52
Sylvester GICH Team	54
Warner Robins GICH	57
Albany GICH Team	60
Quarterly Macon City/County Meeting	63
Southwest Georgia Regional Commission - Regional Partners Network.....	65
Southern Georgia Regional Commission Area Agency on Aging	67
DCA-Hosted Events	68

Regional Con Plan Day: Valdosta	69
Regional Con Plan Day: Dublin	70
Consolidated Plan Round Table: ESG/HOPWA	72
Stakeholder Surveys.....	74
Broad Stakeholder Survey.....	75
Specialized Surveys	91
Direct Resident Outreach.....	94
Focus Groups.....	95
Atlanta Housing Authority Jurisdiction-Wide Council Meeting	97
Calhoun Housing Authority.....	98
Shoal Creek Manor.....	99
Hope House.....	101
Grace Crossing	103
Ashley Woods Apartments	105
Royal Oaks.....	106
IRC Civics + ESL Class (1).....	108
IRC Civics + ESL Class (2).....	109
IRC Civics + ESL Class (3).....	110
Antigua Place Phase 1	111
Paradise Estates	113
Brentwood Place.....	115
Courtes de Emerald.....	118
Savannah Gardens	120
Thomson CDBG Pre-Application Public Hearing	121
Resident Survey.....	123
Respondent Demographics.....	123
Homeownership.....	126
Homelessness Risk and Prevalence	129
Community Amenities	130
Fair Housing	133
Accessibility.....	135
ESG/HOPWA Client Survey	137
ESG/HOPWA Client Survey Form	138

ESG/HOPWA Client Survey Results	139
Public Hearings.....	141
Transcript	141
Submitted Recommendations	143
Sign-In Sheets.....	146
Public Notices (English and Spanish).....	148
Press Invoice	151

Executive Summary

Methods of Stakeholder and Resident Engagement

The State of Georgia encourages participation from all local and regional institutions, local governments, the Continuum of Care and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations); all of its citizens, especially low-income residents, minorities and non-English speaking persons, as well as persons with disabilities.

As part of the planning process, the State utilized a variety of methods to seek input from stakeholders and residents on the formulation and development of this Consolidated Plan. The following is a summary of the comments and input received during this period of public outreach, from 10/10/17 to 3/5/2018.

The State spoke with 534 individuals:

- 338 stakeholder representatives, including:
 - 272 attendees of DCA presentations at 21 stakeholders' meetings; and
 - 66 participants in 5 DCA-held events.
- 196 Georgia residents, including:
 - 124 residents of LIHTC/HOME-funded developments;
 - 30 PHA residents; and
 - 41 refugees taking ESL classes.

The State collected 601 survey responses, including:

- 424 stakeholder survey respondents
 - 416 Stakeholder Survey responses (received from 10/18/17 – 1/31/18)
 - 8 specialized Stakeholder Survey responses to surveys on NHTF/HOME, addressing the digital divide, and mitigating natural hazards and climate change risks (received from 2/21/18-3/5/18)
- 177 resident survey respondents
 - 130 Resident Survey responses (received from 10/18/17 – 1/31/18)
 - 47 ESG/HOPWA Client Survey responses (received from 1/18/18-2/1/18)

A Public Hearing for the 2018-2022 Consolidated Plan was held on January 25, 2018 at DCA. A summary of comments received at that meeting is also included in this Exhibit. The notice for the Public Hearing was posted in both English and Spanish and published in newspapers across the State. The relevant invoices from the Georgia Newspaper Service, Inc., is attached. A second Public Hearing is planned for March 29, 2018, at DCA.

Analysis of Comments and Public Input

Housing and Development Needs

Affordable Home Ownership and Multifamily Rental

Communities across Georgia note an incomplete range of affordable housing for families at both low and moderate income levels. New development is often built to serve higher-income markets, while properties serving low-income populations may not serve extremely low-income persons. Many low-income renters struggle with high utility costs, static wage growth, and lack of access to community resources. A lack of affordable housing near job centers leads many to commute increasing distances for work. Communities noted an aging and dilapidated rental and homeowner housing stock in high poverty areas. In areas impacted by high growth, investors flip houses to rent and increase values and price.

Communities also noted an incomplete range of housing for all ages. Communities noted a lack of affordable single-family homes—“starter” homes—in the \$120,000-\$160,000 range. New home construction is often 3-bedroom/2-bathroom, as smaller homes may not give developers as large of a return on their investments. All ages need more affordable rental housing, especially young adults—those aging out of foster care, young professionals—and seniors. Communities would like to expand the physical capacity of housing authorities with more units and vouchers to help address this rental shortage.

Housing demand in “high-opportunity” areas—those with high-performing school systems, and successful workforce development—creates a tight rental market and rising housing costs for many Georgia residents especially in the Atlanta Metropolitan area. Faced with a low housing inventory, communities note an increase in renters relative to buyers.

Land availability is challenging in both urban and rural areas. Farmers may be reluctant to sell unused land due to agricultural tax credits, while timber and conservation easements cover other large areas. Rural areas without amenities may also have difficulty attracting new housing construction and financing.

In many of Georgia’s military communities, these problems are especially acute. Both service and civilian renters within a military community experience a rental market shaped by its military members. Landlords serving military and non-military members in military communities use the military housing allowance as the base rental rate. The rate is unaffordable for local, non-military, low-income residents. Military families are encouraged to live in on-base military housing, near their jobs and provided social services. However, families on-post often use social services (DV, mental health, substance abuse, etc.) in the community, to avoid the stigma associated with using on-base providers. On-base rental housing requiring use of an entire housing allowance also prevents lower-income service members from saving for costs associated with homeownership. The military population is already transient, due to deployment and transfers. A transient homeowner population leads to foreclosures, which are then bought by investors and rented at high rates. Deployment of military residents also costs communities residents, employees, and customers. Homes near the base are in high-demand; those buying homes often commute from neighboring communities.

Climate resiliency is becoming increasingly important to all Georgia communities. Aging housing stock is more susceptible to storm damage and flooding. Recent hurricanes, storms and flooding damaged or

destroyed homes, causing those without insurance to lose their entire investments. These storms also raised prices of construction and supplies, making housing even more expensive.

Access to the internet is ever more essential for Georgians of all life stages. Children increasingly require internet access to complete assignments for school, adults require internet access for employment related purposes and for staying engaged in community matters, and seniors increasingly rely on the internet for medical issue resolution (i.e. prescription refills, access to medical advice) and news from the broader community.

Homelessness and Non-Homeless Special Needs

Communities noted a dire need for transitional housing for homeless, persons, special need populations, and re-entering citizens. Providing adequate services for undocumented migrants poses a challenge for some communities.

Overwhelmingly, communities noted that available homeless services are inadequate to meet needs for these citizens. Service providers often have difficulty finding qualified staff and do not have adequate capacity to provide property training especially for mental health services. Some special need populations must move from small, rural communities to larger urban areas in order to obtain adequate services.

Community Services and Development

Georgia communities emphasized a need for investment in Georgia's infrastructure, especially roads and sidewalks. A lack of public transportation prevents residents from accessing employment and lower-priced housing units. A lack of childcare, especially Head Start, also emerged as a barrier to employment. Survey responses and focus group discussions highlighted internet and cable access as an infrastructure need in some rural communities. Survey respondents also highlighted the need to reduce crime and mitigate environmental hazards in low-income communities.

Barriers to Meeting Needs: Housing, Homeless, and Special Needs

Barriers to meeting the housing, homeless, and special needs challenges identified by survey respondents and focus group participants exist on all levels—from the local housing providers themselves, to the laws and policies that govern that community—including the pressures of NIMBYism—to broad economic forces impacting the region and the government regulations that shape program implementation.

Housing providers and landlords

- Some housing providers' requirements, like background checks and an unwillingness to accept tenants using rental assistance, prevent potential residents from accessing their units.
- Some potential residents' personal finances, like bad credit and debt, problematize rehousing.

Local laws and policies

- Georgia's status as a "home rule" state means that a patchwork of local laws govern land use. Some communities' zoning prevents developments of a certain density—including multifamily developments. Multiple counties' zoning prevents the construction of group homes.
- In contrast, a lack of legal clarity—unclear titles on heir properties, or lax code enforcement—prevent other development. Empty or abandoned heir properties cannot be demolished, while inhabited heir properties without adequate documentation may not be able to participate in

homeowner rehabilitation programs. One community referenced lax code enforcement ignoring dilapidated homes owned by influential residents.

- Sentencing that banishes residents from their counties due to a criminal conviction creates a transient population unable to access their own community's services.

Social and political pressure

- The personal stigma of homelessness keeps some individuals from reporting personal needs.
- Many outreach participants noting a local need for homeless and special needs services also indicated that local leadership is unwilling to recognize this challenge publicly. Building emergency shelters may be politically unpopular. At least one community noted that social stigma still existed with programs serving individuals with HIV/AIDS.
- Without complete data on homeless and special needs, or local political support and recognition, organizations don't apply for funding.

Local and regional economic forces

- On the local level, investment property owners may inflate the value of their rental or sale properties, particularly if recent repairs have been made.
- Regional economic forces also converge to pressure renters and potential homebuyers. Wages in the service and industrial sectors are too low for market-rate units, while a lack of contractors and building supplies drive up the price of constructing additional units.

Program regulations and management

- Rigid definitions of homelessness constrict communities' ability to assist potentially homeless individuals, such as those sleeping on floors and families moving entirely or partially from place-to-place. Other program regulations preventing service provision to sex offenders create a transient, homeless sex offender population.
- A lack of program and agency alignment prevents progress.
 - Without local VA cooperation, at least one PHA sees empty units set aside for veterans.
 - While social service agencies use coordinated entry to prioritize housing placement according to HUD policy, a local homeless coalition attempts to place persons outside of coordinated entry—undermining the HUD mandated process for placement and prioritization of homeless persons.
 - A lack of agreement on local priorities creates conflict. A local homeless coalition plans to build a shelter, but social service agencies would prefer an emphasis on job training and rapid rehousing / permanent supportive housing with mental health services.

Experience with and Suggestions for HUD-Funded, DCA-Implemented Programs

- Grantees requested greater flexibility in program funding and administration, as well as greater communication on all levels once the State has awarded funds.
- Communities called for regional tailoring of grant programs; funding formulas should be based on per capita population figures, rather than straight percentages.
- A lack of experienced grant administrators prevent communities from meeting the HOME (CHIP) application requirement. Communities requested that grant administration be simplified so that local government staff, not professional grant administrators, can implement the application.
- Successful grant applicants stated that HOME, CDBG, ESG, and HOPWA drawdowns and contracts for grants and reimbursements can be slow and urged digitize where possible. Unsuccessful grant applicants would also find feedback on their application helpful.

- Successfully funded communities report a lack of communication between grant administrators and community staff, as well as between community staff and residents. Improved communication would align expectation of how the community will benefit from the development.

Communities Using Housing and Community Development Resources

Homeowner Rehab (HOME and CDBG)

- Communities called for policies requiring follow-up with homeowners receiving assistance to ensure that no further assistance is needed and that homes are not neglected.
- Some feel regulations are too restrictive to allow for the rehabilitation of older houses: Lead paint remediation limits pool of contractors, while the State Historic Preservation Office (SHPO) limits exterior renovation options.

New Homeowner Construction (HOME)

Multiple communities report difficulty financing new construction. Banks refused to finance small and affordable (low-priced) homes in the target area. This slowdown led to potential contractors moving on to other work.

Infrastructure, Redevelopment, and Economic Development (CDBG)

- Communities suggested a prioritization of workforce development and retraining. Service and low-level manufacturing industry wages cannot meet housing costs.
- Communities suggested the following changes to the scoring process:
 - Multi-jurisdictional projects (i.e., water-sewer line extensions crossing jurisdictional lines) should get more bonus points.
 - Communities with greater resources could be required to provide a greater match on a sliding scale.
 - The program could allow speculative infrastructure development as disaster mitigation—a back-up in case of main system failure.
 - Designation as a Plan First community as a consideration
- Small, rural communities do not feel the benefit of any application advantage by having a planning designation, as they do not have the resources for frequent CDBG applications.

Homelessness and Non-Homeless Special Needs

Re-entry Partnership Housing (RPH)

- The application is administratively too difficult for landlords and imposes difficult financial requirements.
- Communities advocated for longer time allowances in RPH housing, to allow residents more time to save money or find permanent housing.

Homelessness (ESG, S+C)

- Potential applicants cannot apply without experience or an existing program and request seed money. Other successful applicants would appreciate larger grants to expand staff capacity.

- Complex homeless needs require a dual approach to addressing substance abuse and mental illness. At the same time, approaches tailored to specific homeless sub-populations leave out other homeless sub-populations, like teenagers.

Affordable Housing Residents, Recipients of Rental Assistance, and ESG/HOPWA Clients

Current residents of affordable housing developments were appreciative of the amenities and services offered to them. They advocated for the State to continue siting developments near place-based opportunity like public transportation and educational and employment resources. Current residents of multi-family developments expressed a need for activities and spaces for older children (middle and high school), while residents of senior developments emphasized their accessibility needs. All residents could benefit from enhanced communication with property staff regarding available community services.

Feedback from ESG and HOPWA clients emphasized how several life events—domestic disputes, job loss, and substance abuse—can converge to cause homelessness. The highest share of clients had received permanent housing services in the past, while most were seeking transitional housing services now.

Policy Suggestions

Policy Alignment

- The State must consider how economic development investments impact housing strategies. Successful community and economic development initiatives increase need for workforce housing. As the Warrenton GICH Team said, “Housing must be tied to economic development. Can’t have economic development without housing. Can’t have new housing without economic development.”
- Communities encouraged greater collaboration between the State’s housing programs. For example, one participant suggested setting aside empty units within LIHTC developments as transitional shelter for homeless individuals.
- The State could deepen statewide collaboration with service partners, such as the Department of Community Supervision and the VA, to alleviate local frustrations and meet local needs.

Flexible Funding

- Referencing the program regulations of CDBG and HOME and the unique needs of rural areas, communities advocated for the State to re-introduce the Local Development Fund. Communities suggested that flexible funding could support “out of the box” ideas.
- Communities requested more funding to support housing assessments and the demolition of blight and abandoned properties.

Outreach Needs

Educating and Empowering Local Governments

Multiple communities called for greater support in navigating and utilizing the State’s housing services. Suggested topics of local government education included:

- Availability of DCA’s grant programs;
- Recognizing and addressing local homelessness;

- Strategies to increase local affordable housing stock, including local policy innovations like land banks and affordable housing requirements for new development; and
- Best practices in maintaining and regulating affordable housing stock.

Fair Housing

Discussions with residents and property staff indicated a continued need for fair housing outreach and education.

- Landlords require training regarding background history criteria and accessibility needs.
- Renters require an orientation to property amenities and services, as well as community services. LEP renters, including refugees, require additional education on fair housing rights.
- Homeowners require personal finance and home maintenance training.

Stakeholder Outreach

The State of Georgia consulted with the following stakeholders in the development of its Consolidated Plan goals:

- Public and private agencies that provide assisted housing, including the Georgia Housing Finance Authority administering public housing, the Georgia Balance of State Continuum of Care, and Georgia's other Local Continua of Care
- Any housing agency administering public housing or the Housing Choice Voucher program
- All PHAs that certify consistency with Georgia's Consolidated Plan
- Public and private agencies providing health services
- Public and private agencies providing social and educational services, both general and specialized services for children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons;
- Local, regional and/or state-based non-profit, philanthropic, and faith-based organizations serving vulnerable populations, including those at risk of homelessness and members of protected class populations
- Organizations that enforce fair housing laws and are working to affirmatively further fair housing;
 - State fair housing enforcement agencies, including participants in the Fair Housing Assistance Program (FHAP);
 - Fair Housing organizations and non-profit organizations that receive funding under the Fair Housing Initiative Program (FHIP); and
 - Other public and private fair housing service agencies operating in Georgia.
- Industry, business, and civic organizations and leaders, including housing developers; and
- State, regional, county, and local governmental authorities, departments and leadership; general purpose local governments

DCA representatives attended partner meetings, led DCA-hosted events, and issued a variety of stakeholder surveys. Through these in-person and online efforts, DCA engaged with:

- 338 stakeholder representatives, including:
 - 272 attendees of DCA presentations at 21 Partner Meetings; and
 - 66 participants in 5 DCA-Hosted Events.
- 424 stakeholder survey respondents (received from 10/18/17 – 3/5/18).
 - DCA disseminated the broad *Stakeholder Survey* to a wide variety of stakeholders. From 10/18/17 to 1/31/18, 416 responses were recorded.
 - DCA also disseminated three Specialized Surveys:
 - Distributed in-person at the 3/1/18 Qualified Allocation Plan Application Workshop, DCA received 4 responses to the *HOME/NHTF Program Participants* survey.
 - Distributed online from 2/21-3/5/18, DCA received a total of 4 responses to its *Digital Divide* surveys (1 respondent) and *Climate Change, Hazard Mitigation, and Resiliency Consultation* survey (3 respondents).

Partner Meetings

DCA led 21 focus group discussions with 272 participants, hosted at stakeholder organizations' regular meetings across Georgia.

Service Coalitions and Task Forces				
<i>Staff</i>	<i>Group</i>	<i>County</i>	<i>Date</i>	<i>Attendees</i>
Teresa	Brunswick Homeless Coalition	Glynn	10/24/17	18
Teresa	Liberty County Homeless Coalition	Liberty	10/25/17	15
Dean	Macon Re-Entry Coalition	Bibb	11/3/17	21
Teresa	Okefenokee Alliance for the Homeless (OATH)	Ware	11/6/17	14
Kathy	Hartwell/Hart County Housing Task Force	Hart	11/7/17	9
Teresa	Liberty County Family Connection Collaborative	Liberty	11/8/17	18
Teresa	Tri-County (Wheeler, Treutlen, & Montgomery) Family Connection Collaborative	Multi-county	11/14/17	17
Dean	Harris County Homeless Coalition	Harris	11/16/17	5
Dean	Homeless Resource Network (Columbus CoC)	Multi-county	11/16/17	12
Georgia Initiative for Community Housing (GICH) Teams				
<i>Staff</i>	<i>Group</i>	<i>County</i>	<i>Date</i>	<i>Attendees</i>
Teresa	Millen GICH Team	Jenkins	10/16/17	8
Teresa	Warrenton GICH Team	Warren	10/23/17	8
Dean	Gray-Jones County GICH Team	Jones	10/29/17	10
Teresa	Liberty County GICH Team	Liberty	11/8/17	7
Dean	Perry GICH Team	Houston	11/9/17	6
Teresa	Dublin GICH Team	Laurens	11/13/17	12
Dean	Sylvester GICH Team	Worth	11/13/17	16
Dean	Warner Robins GICH Team	Houston	11/15/17	11
Dean	Albany GICH Team	Dougherty	11/28/17	10
Local and Regional Government Planning Groups				
<i>Staff</i>	<i>Group</i>	<i>County</i>	<i>Date</i>	<i>Attendees</i>
Dean	Quarterly Macon City/County Meeting	Bibb	11/14/17	18
Dean	Southwest Georgia Regional Commission - Regional Partners Network	Multi-county	11/15/17	17
Cam	Southern Georgia Regional Commission, Div. of Aging	Multi-county	11/30/17	20
Total				272

To facilitate these meetings, DCA staff utilized discussion modules geared to the focus and concerns of the host organizations. These questions largely centered on affordable housing and homelessness and special needs, though community development concerns were also a constant theme of discussion.

Brunswick Homeless Coalition

Date: October 24, 2017

Meeting time: 10:30 am - 12pm

Presenter: Teresa Concannon

Location: Safe Harbor Children's Center, 1526 Norwich Street, Brunswick, GA

Host: Jeff Clark, Safe Harbor

Audience: 18 attendees; Sign-in sheet attached

Modules used: Affordable Housing, Homelessness & Special Needs

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - There are fewer landlords willing to accept Gateway clients and Section 8 vouchers in Brunswick. They have been burned in the past, and don't trust tenants in these programs. Market rate tenants are easier. There are not enough affordable apartments or houses available. The Housing Authority is the only reliable source of affordable housing. There has not been new economic growth. Service industry is a large employer, and wages are too low to pay rent. Inadequate public transportation. Some clients are unable to take jobs requiring transportation. Lack of affordable childcare. Shortage of childcare providers. Not enough Head Start spots for the number of children who qualify.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - Transitional housing for homeless, special needs, and returning citizens. Need more Section 8 vouchers for the Housing Authority. The Housing Authority needs funds to build more units.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Lack of funding to assist clients. Negative perception of clients by landlords. No funds to leverage innovative housing solutions. Not enough funds to cover administration costs for assistance programs. No local HOPWA grantees.
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - Brunswick and Glynn County have both received CHIP. Programs should be advertised widely. DCA should hold town hall meeting to explain programs.
5. Policy suggestions?
 - Need more HUD money allocated to homeless programs.

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?

- No. Need more funding. Need more affordable housing units. Brunswick is a destination for transient population moving along I-95. People move to Brunswick from Florida cities for access to housing.
2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.
- Keeping people housed due to debt and eviction. Past due bills follow clients and make it difficult to rehouse them. No Rapid Rehousing grantees locally.
3. What has your experience with ESG/HOPWA been? What would you about change that program?
- ESG: Gateway has received S+C funds for multiple years. Need larger grant award. This is their first year with Outreach and Hotel Voucher funding. One staff person is overwhelmed with demand for services. Need larger grant award to fund additional staff. Need an outreach team. Need a PATH team.

2017 Consolidated Plan Outreach

October 24, 2017 - Brunswick Homeless Coalition Meeting

Name	Email Address
Charles Mollay (FaithWorks)	charles@faithworksministry.org
Jaime Applegate / FaithWorks	jaime@faithworksministry.org
Melinda Ennis-Roughton / Family Connection	melinda.fc.glynn@gmail.com
jobcorps student	Melissa Lewis 777@gmail.com
Janelle Harvey	janelle@nwcga.org
Tynell Jones	Jones, Tynell 4 @live . jobcorps . org
Dr. Marsha Nguyen-Ble	nmngye@brunswickpolice.org
Katie Hagin	khagin@gatewaybns.org
Honey Spurre	honey.spurre@gatewaybns.org
Sharon Atkinson / RHY Safe Harbor	SFreeman@SafeHarborCenterInc.org
Jeff Clark / Street Outreach Safe Harbor	JClark@SafeHarborCenterInc.org
Wright Culppeper - Faith Works	wright@faithworksministry.org
Annette Studmire - FaithWorks / The Well	annette@faithworksministry.org
Hope Meers - Brunswick Housing Auth	hmooris@brunswickpha.org
Jewel Small - Brunswick Housing Auth	Jsmall@brunswickpha.org
Greg Tucker - Glynn & Gadsden	gtucker@glynn.k12.ga.us

Name	Shamara Thomas	Email	Email Address
Colleen Snow		Sh-thomas@coastalga.ca.gov	colleen.snow@glynnc.k12.ga.us

Liberty County Homeless Coalition

Date: October 25, 2017

Meeting time: 10 - 11:30am

Presenter: Teresa Concannon

Location: Fraser Center, 203 Mary Lou Dr., Hinesville, GA

Host: Jim McIntosh, Coalition Chairman

Audience: 15 attendees; Sign-in sheet attached

Modules used: Affordable Housing, Homelessness & Special Needs

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - Deployment of brigades from Ft. Stewart has ripple effects, as soldiers' families will sometimes leave town if they expect a long deployment. While rental units are vacated, the prices do not drop, so housing does not become more affordable for locals, or soldiers' families who stay in Liberty County during deployment. Local businesses lose employees and customers when military families leave town due to long deployments. Brigades have deployed to Korea in 2017.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc)
 - Access to affordable rental housing. People with low incomes cannot afford market rates. Market rate in Liberty County matches the military housing allowance. Non-military families and people working in service industry jobs have a hard time affording market rate. There is no shortage of housing units. Developers build to meet expected demand from the military. Liberty County could house every family, based on the number of housing units available, but they cannot all afford the cost to rent and purchase. Paying market rate for rent requires a minimum wage of \$16/hour full time. Few service industry workers make that kind of money. Warehouse and other employers do not pay wages high enough to afford market rate.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - NIMBYism. Neighborhoods reject Re-Entry Partnership Housing offered by the Kirk Healing Center for the Homeless. Not enough affordable housing being built in Liberty County. Recent LIHTC in Midway is for seniors, and only provides one and two bedroom apartments. HUD guidelines for housing children would preclude a large family (2 or more children) living in a two bedroom apartment. More affordable housing needed for families. Census poverty figures skew perceptions about Liberty and surrounding counties. Poverty figures are based on postal address. Some "Glennville" residents actually live in Long County. So the poverty in Long County is reported for Glennville (Tattnall County), and not counted in Long County. This under reports Long County poverty.

4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - (no comments)
5. Policy suggestions?
 - In a service based economy, with low level manufacturing jobs, people don't make enough income to pay market rate. Need higher incomes.

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?
 - No. Not enough funding. City of Hinesville Homeless Program only serves city residents. People in Liberty County outside of Hinesville have few options. People in Long County have few options.
2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.
 - Public Housing Authority has housing for veterans that is empty because VA is not cooperating. Need agencies to respond quickly and to collaborate.
3. What has your experience with ESG/HOPWA been? What would you about change that program?
 - ESG: Coalition members mostly not participating in ESG yet. Hope that coordinated entry leads to more agencies applying for ESG funds to serve people outside of Hinesville.

2017 Consolidated Plan Outreach

October 25, 2017 – Liberty County Homeless Coalition Meeting

Name	Email Address
Lisa Overbey	famcon1920@gmail.com
Dana Greene	dgreene@longcountyschools.org
Cynthia Jordan	jvisionmaren@gmail.com
Helene Harris	hharris@frasercent.com
ERIC NANKERVIS - FEMA	eric.nankervis@fema.dhs.gov
Jim Mcintosh	LIBERTY HOMELESS@gmail.com
Melinda Schneider DAVA Commander	thelyellowbowldy@gmail.com
Angela Wilson	awilson339@icloud.com
Heacy Smith	BLO.TSMITH@YAHOO.COM
Ashley Johnson - SSW	asjohnson@liberty.k12.ga.us
Yolanda Sharpe	ysharp@Liberty.k12.ga.us
Pamela Farrie	pfarrie@liberty.k12.ga.us
Charlotte Zimmerman	csissom@coastalga.caa.org
Rosanna V. Ransom	rransom@coastalga.caa.org
Von Gilmore	vgilmore@cityofhinesville.org

Macon Re-Entry Coalition

Date: November 3, 2017
 Presenter: Dean Nelson
 Location: Salvation Army Chapel, 2312 Houston Ave., Macon, GA
 Meeting time: 9 – 10:30 am
 Host: Brittney Kish Lightsey, Reentry and Community Outreach Coordinator, (Contractor),
 United States Attorney's Office Middle District of Georgia
 Audience: 21 attendees addressing prisoner re-entry; Sign-in sheet attached
 Modules used: Affordable Housing, Homeless & Special Needs

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - The Georgia Housing Voucher Program was a good way to help those coming out of the hospitals that closed and incarceration.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - Single young men have limited or no housing options. Background checks are a barrier as it keeps people from being able to rent. Transitional centers are needed to help citizens reentering from prison because it helps returning citizens reacclimatize to the outside, save money from employment, and find suitable housing or jobs. More time is needed for people staying in transitional centers – everyone needs a year to transition successfully. From a mental health aspect, the mental health court is having a hard time locating rental housing for those going through the program. The Re-entry Partnership Housing (RPH) needs longer than 3 months because it takes more time than that to save money and locate a job or suitable permanent housing.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)?
 - Bibb County raised taxes on housing making it difficult to keep rents affordable, and housing prices have gone risen. There have been planning and zoning changes in adjacent Jones County showing a reluctance to allow group homes. Bibb County has gotten more stringent as well. The RPH applicant for DCA is too difficult in terms of financial requirements for landlords, and the length of the application keeps landlords for applying. Education about available programs may be lacking – rather than reinventing the wheel, create a peer to professional educational program to educate the public and landlords. Laws are a barrier to developing group homes – Bibb County lacks zoning for group homes, and state law requires six months for public comment when a variance is requested. This differs from the 30 days for all other variances. Transportation is also a barrier.

4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - None
5. Policy suggestions?
 - None, other than those expressed above for RPH.

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?
 - No. The Salvation Army is the only emergency shelter in Macon, and it has a 30-day limit. Jones County has no shelter or services.
2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.
 - Criminal history. Middle Georgia will not admit that there is a homeless problem and will not develop their own services. Judges that banish from their counties is a barrier.
3. What has your experience with ESG/HOPWA been? What would you about change that program?
 - None discussed

Okefenokee Alliance for the Homeless (OATH)

Date: November 6, 2017

Meeting time: 11:30 – 1pm

Presenter: Teresa Concannon

Location: South GA Regional Commission, 1725 South Georgia Parkway West, Waycross, GA

Host: Gail Seifert, Family Connection Director, and OATH leader

Audience: 14 attendees; Sign-in sheet attached

Modules used: Affordable Housing, Homelessness & Special Needs

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - The school system draws families to Pierce County, but there is not enough rental housing available. Rents are high for available units.
 - No change in Ware County.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc)
 - Ware County has an adequate supply of housing units for families, but many units are dilapidated and not well maintained. In many cases, prominent local families own the dilapidated rental units. Need code enforcement.
 - In Pierce County, there is a shortage of affordable housing units for families to rent.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - NIMBYism. Local leadership does not want to acknowledge need for affordable and transitional housing.
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - CDBG: 2017 grant award to Ware County is for a youth center for the DV shelter families. Community was surprised to learn that access would be restricted. They want more input when community facility projects are planned.
 - CHIP: Community is unaware of the local grant program.
5. Policy suggestions?
 - OATH cannot apply for ESG because they don't have experience or an existing program. Need seed money to start a program for transitional housing.

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?
 - No. There is no emergency shelter, and local leadership does not believe there is a homeless problem. They don't support siting an emergency shelter in the county. Local churches and advocacy groups need more funding to provide assistance with rent, utilities, hotel vouchers, etc.
 - Need transitional housing for those who can't maintain their own housing. They need assistance to learn self-sufficiency.
2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.
 - The local homeless population wants to remain in the area. They do not want to be sent off to shelters in Macon or Dublin. They want to stay near their families, schools, and community.
 - Lack of public transportation is a real problem. People lose out on job opportunities because they don't have reliable transportation.
3. What has your experience with ESG/HOPWA been? What would you about change that program?
 - Unison BHS receives S+C funding. OATH would like to apply for ESG funds for hotel vouchers and emergency shelter funds. They will look into partnering with Unison BHS.

2017 Consolidated Plan Outreach

November 6, 2017 – Okefenokee Alliance for the Homeless (OATH) Meeting– Waycross

Name	Email Address
Terry Anderson	tanderson@satelladvocacy.org
Sandra Boburn, School Social Worker	sosburn@ware.k12.ga.us
Adela Davis / Way & Horse of Hope (Food & Energy)	davisadela@hotmail.com
Linda Booker St. Joseph Leavies & Fishes	lbooker1947@gmail.com
Angela Stevenson	astevenson@concededservices.org
Gregory J. Lasso	gregory.lasso@wvdc.org
Sail Siefert	warechildrensinitiative@gmail.com
Ambi Bess	ambi.bess@dph.ga.gov
Stephanie Bell	pierrefe@gmail.com
Polly Wilson	plwilson@sgrc.us
Shelli Tyre	styre@concededservices.org
Jenna Fey	jenna.fey@gmail.com
Donna Dixon	dixon895@bellsouth.net
Rev. Hampton Williams	pastorhamptonwilliams@gmail.com

Hartwell/Hart County Housing Taskforce

Hartwell City Hall

November 7, 2107

Report Prepared by Kathy Papa, DCA Region 2 Representative

Attendees:

<i>In Attendance</i>	<i>Didn't Attend, but received Survey Link</i>
Anna Strickland	David Aldrich
Jim McCran	Jon Herschel
Henley Cleary	Brandon Johnson
Michelle Wetherbee	
Terrell Partain	
Tray Hicks	
Robert Kesler	
Carol Harvey	
Christine Blomberg	

Note: Anna Strickland (Archway Professional), the group leader, emailed the community partner survey link and the email address for comments on the DCA Con Plan.

Discussion:

Three most significant changes that occurred in housing market in the last year:

- Increased demand due to growth of workforce
- Tight rental market
- Prices are stable

Workforce housing (starter homes and rental) is the most important housing need. They've had a lot of success recruiting industry and expect 350 additional jobs each year for the next five years. Their goal is to have at least 40% of those employees live in Hart County.

Barriers to meeting need:

- Lack of contractors, building supplies
- Lack of inventory of homes
- Property owners inflate the value of their property
- Issues with heir properties

Experience with DCA programs is limited, however they asked that the process to apply be simpler.

Liberty County Family Connection Collaborative

Date: November 8, 2017

Meeting time: 10-11:30 am

Presenter: Teresa Concannon

Location: The Ameris Bank, Community Room – 101 Hendry St., Hinesville, GA

Host: David Floyd, Family Connection Director

Audience: 18 attendees; Sign-in sheet attached

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - Foreclosures are bought by investors, who then rent out the houses for the highest rent possible.
 - Military housing allowance is used by all landlords as a base rental rate; the rate is unaffordable for local, non-military, low-income residents.
 - Houses purchased by military families sell frequently, due to deployment or transfers. The houses are easy to sell; there is high demand from incoming military families. The military population is transient.
 - There is adequate housing supply for all people in the county, but much of it is priced too high for those on low incomes.
 - Military families are encouraged to live in housing on Ft. Stewart, near jobs and social service programs. Housing on base costs the entire housing allowance, leaving lower paid service members with no money to save and invest in home ownership. Families on post use social services (DV, mental health, substance abuse, etc.) in community, to avoid being recognized by providers in Ft. Stewart.
 - New subdivisions being built in Walthourville and Allenhurst, where there is water and sewer capacity and low-priced land. Increasing development in Long County for military homebuyers. Military buy in neighboring communities and commute to Ft. Stewart.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - All types of housing that is affordable to low income residents.
 - Permanent supportive housing with mental health services.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Military rent allowance inflates local rental rates.
 - VA loan policies force military homebuyers to increase value of each successive purchase. They may own a home at previous base location, and then if they buy a house in Liberty County, they are forced to buy a more expensive house and rent out the first one until it sells. The rental income, which is used to pay the mortgage, is counted as income. These buyers own real estate but have no liquid assets. They are penalized for owning a home; they have no control over where they are sent at each new post. Their desire to own a home often impoverishes them rather than enriching them. All cash is tied up in real estate, so they are unable to invest or save.

4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - CDBG: recent grant to build a Head Start building. Cost projections inaccurate, project is being scaled back.
 - Services and facilities reserved for “ID holders” (military families) are underutilized, as the “ID holders” often prefer to use community services and facilities, and not be seen using services on post. Non “ID holders” lose out on services and financial assistance as a result. Local agencies can’t anticipate the number of military clients, as they are not permanent residents, and their numbers fluctuate with deployment, etc.
5. Policy suggestions?
 - Collaborate with VA and military to reduce negative financial impacts in low paid service members and their families.

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?
 - Adequate financial resources, but not allocated effectively. Opposing efforts. Social service agencies use HMIS and allocate according to HUD policy. Local homeless coalition responds to all requests, undermining HMIS process.
 - Deficiency of DBHDD GCAL (crisis line). Very slow response time from too few counselors. They arrive, make an assessment, and leave – without taking person in need of services. Local agencies (e.g., United Way office) are overwhelmed by demand for mental health services, which they are not equipped to handle. Police cannot take custody unless a crime occurs. GCAL counselors won’t take client unless they are a danger. Local agencies have no capacity to handle.
2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.
 - Many local apartment complexes are home to generational poverty. People never leave subsidized housing.
 - Transient population traveling I-95 exhausts homeless program funds, leaving little for local residents. Transient homeless population takes bus to town to seek out financial assistance. Local homeless population was bussed to neighboring counties for shelter in advance of Hurricane Irma. After the storm, they returned, and many homeless from the neighboring counties – that offer no services (e.g., Statesboro) – followed and sought services and financial assistance.
 - Group homes for mental health/substance abuse/disabled take control of client-resident SSI payments and don’t always pass on enough to clients, who then seek out local resources.
 - Homeless coalition plans to build a shelter; social service agencies are opposed. They prefer to see emphasis on job training and rapid rehousing / permanent supportive housing with mental health services.
3. What has your experience with ESG/HOPWA been? What would you about change that program?
 - No HOPWA grantees in county.
 - City homeless program receives ESG.
 - Opposed to group homes that do not provide services or adequate care for clients.
 - De-institutionalized people end up on the street.

November 8, 2017 – Liberty County Family Connection Collaborative Meeting

Name	Email Address
Debra L. Sene	dsene@allholisticnurses.org
Kevin Kemillard	Kkemillard@Cityofhinesville.org
Ntasha Bushey	NBushey@coastalga.com.org
Tamara L. Solomon	tamarasolomon@chink.org
Jacqueline Huberger	jacqueline.s.auberger.civ@mail.mil
McLannan Pacey	MPacey@Liberty.K12.ga.us
Jean Dasey	jean jdasey@wvcc.edu.org

2017 Consolidated Plan Outreach

November 8, 2017 – Liberty County Family Connection Collaborative Meeting

Name	Email Address
Lovette, Luciria h	LuciriaLucKayLovette@yahoo.com
Tamika Jones	Prevention@rcsav.org
Leslie M. Coles	lcoles@lsga.org
Eugene B. Johnson Jr	eugenejohnson@td@gmail.com
Lyntia Jordan	lyntia.jordan@mcn.org
Joyce Thomas	joyce.thomas@dph.ga.gov
Sonia Settle	SoniaBlair@dj.state.ga.us
Monica Perry	monica.perry@gmail.com
L. Monique Carter	lcarter@rossprov.com
Lillian Penn, GatewayBHS	lpenn@gatewaybhs.com
David Floyd	libertyfamilyconnection@yahoo.com

Tri-County (Wheeler, Treutlen & Montgomery) Family Connection Collaborative

Date: November 14, 2017

Meeting time: 10 – 11:30 am

Presenter: Teresa Concannon

Location: Treutlen County Middle/High School, 7892 GA Highway 29, Soperton, GA

Host: Kristie Bennett, Family Connection Director

Audience: 17 attendees; Sign-in sheet attached

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - No change
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - Need rehab grants for dilapidated housing; Children live in poor conditions and are not successful in school.
 - The families are merely surviving; there is no extra money to fix houses.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Low incomes
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - Few grants awarded in the area
5. Policy suggestions?
 - Need to educate local governments

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?
 - No. Need more programs and shelters. Wings (DV-Dublin), the Refuge (DV-local) do not serve many of the needy. Local agencies refer people to Macon or Savannah for homeless services.
2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.
 - Need a shelter. Need affordable housing; more units at affordable rates. Criminal record or bad credit prevents people from getting into PHA.
3. What has your experience with ESG/HOPWA been? What would you about change that program?
 - The Refuge (DV) received ESG in the past. No longer interested in meeting HUD requirements. They felt “policed”. Need more education of local governments regarding homeless numbers.

2017 Consolidated Plan Outreach

November 14, 2017 – Tri-County Family Connection Collaborative Meeting

Name	Email Address
Kristy Bennett	tricityfc@gmail.com
ASHLEY LEE	aleetfc@gmail.com
Justin Quarterman	quartermanjfc@gmail.com
Marsha Hardiman	farf@bellsouth.net
Amber McArthur	amcarthur@treutlen.k12.ga.us
Chris Watkins	cwatkins@treutlen.k12.ga.us
Crystal Conroy	Conroy@treutlen.k12.ga.us
HARRY STEVENSON	hstevenson@live drug free.org
Suzanne D. Usher	Suzanne.Usher@dph.ga.gov
Brenda Williams	brenda.williams@dph.ga.gov

November 14, 2017 – Tri-County Family Connection Collaborative Meeting

[illegible]

Harris County Homeless Coalition

Date: November 16, 2017

Meeting time: 10-11:30 am

Presenter: Dean Nelson

Location: St. Nicholas Episcopal Church, 69 Mobley Rd., Hamilton, GA

Host: Father Jeff Jackson, St. Nicholas and LaChandra Brundidge, Harris County School System

Audience: 5 attendees; Sign-in sheet attached

Modules used: Homelessness & Special Needs

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?
 - The biggest issue is growing number of homeless children with long-term solution. There are no services available for teenagers. Because the Emergency Solutions Grant funds provided to New Horizons Behavioral Health is used for homeless individuals with mental illness, others are left out. The hidden homeless is a problem – families living in FDR State Park, families separating and moving kids to different homes, and families moving from place to place.
2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.
 - There is a need for low-income housing because in current market there is always a waiting list. Transportation is an issue - people don't have cars nor is there is bus service and Hamilton does not have a grocery store that is centrally located and walkable. The culture of Harris County is problematic – there is an attitude of not wanting “this type of people around,” and people of influence keep things from happening that they do not want in the community. Education about the needs in the community is a barrier. In rural areas where we have no emergency shelters we need to redefine homelessness to include people sleeping on the floor.
3. What has your experience with ESG/HOPWA been? What would you about change that program?
 - It would be a good idea to have money designated to particular counties in the application as that would require the grantees to use the funds outside of the larger areas that may be covered. Policy wise, DCA should host town hall meetings regionally, at a minimum, to address issues with the agency's senior staff.

Homeless Resource Network (Columbus CoC)

Date: November 16, 2017

Meeting time: 4-5 pm

Presenter: Dean Nelson

Location: Columbus Area Habitat for Humanity, 3520 River Rd., Columbus, GA

Host: Columbus Area Habitat for Humanity

Audience: 12 attendees; Sign-in sheet attached

Modules used: Homelessness & Special Needs

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?

They are adequate but we want higher than adequate as sometimes substandard housing is a step up from the street. Shelters for women with children, men with children and families are needed. The hospital has a hard time getting people into shelters over the weekend. People who aren't ambulatory or have walkers or other assistive devices are having a difficult time finding placement. Sex offenders, even those that have not offended in 20 years, have no place to go for assistance. Large families have no places to go in Columbus as there are no shelters that can house 4 or 5 families at once. There are no emergency shelters in Alabama and surrounding Georgia counties; therefore, people experiencing homelessness gravitate to Columbus. There is not a place to go when homeless and in ill health, no place to go for respite care or home health for homeless individuals.

2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.

Lack of income and homelessness go hand in hand. The ability to find affordable housing, even with a job, or SSI, makes sustaining a home impossible in some cases. Supportive services, through recovery, can be a barrier. Untreated mental health diagnosis makes it hard to assist some people as they could get assistance but will not admit mental health issues to get housing.

3. What has your experience with ESG/HOPWA been? What would you change about that program?

Contracts for grants and reimbursements for HOPWA and ESG need to be timelier from DCA. The grant begins in July but it has taken 5 months to get reimbursements and sometimes 6 months, and this is unacceptable. If reimbursements could be made in a timelier manner, especially during the holiday season when there is an uptick in evictions, many more people could be assisted.

Millen GICH Team

Date: October 16, 2017

Meeting time: 12 – 1:30 pm

Presenter: Teresa Concannon

Location: City Hall, 919 College Ave., Millen, GA

Host: Mandy Underwood, Development Authority Director and GICH Team Leader

Audience: 8 attendees; Sign-in sheet attached

Modules used: Affordable Housing

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - There is a growing demand for rental units. Workers at GA Power Plant Vogtle are contacting the city and local realtors, looking for rentals in the north end of the county. There is very little affordable rental housing in good condition available in the city. There is very little real estate for sale in the city. There is very little available land – except some infill lots – available for home construction in the city. People are returning to Millen to be near family in their retirement years. There is an ongoing shortage of local builders available to work in Millen. Most are attracted to better paying jobs on apartment developments in Columbia and Richmond Counties. Few, small lots available in city limits. Building costs are high relative to the amenities on offer in Jenkins County. People working in Millen will tend to build/buy in Bulloch County, near better schools, jobs, and recreation. No new construction in Millen. People buy existing homes only. Hard to get financing (no comparables) for development in rural parts of county.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - Rental units of all price levels. New single family development. New housing for seniors. Transitional/emergency shelter for transient homeless population currently sleeping at train depot. Undocumented migrants attracted by new jobs are finding it hard to rent, and are sleeping in cars. Jenkins County is served by Safe Haven DV in Bulloch County.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Lack of land available for development. Lack of licensed local builders to serve local needs (including CHIP rehabs). No land bank. No way to clear title on heirs properties that are empty and abandoned.
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - CDBG: The surveys are hard to collect. Residents don't want to share information.
5. Policy suggestions?
 - CHIP drawdown and form submittal process should be digitized like CDBG. CHIP drawdowns are slow; get held up in DCA finance department.

Warrenton GICH Team

Date: October 23, 2017

Meeting time: 12 – 1pm

Presenter: Teresa Concannon

Location: East GA Public Housing Authority, 101 Phelps Dr., Warrenton, GA

Host: Mary Ann Moseley, City Manager and GICH Team Leader

Audience: 8 attendees; Sign-in sheet attached

Modules used: Affordable Housing

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - No recent changes in housing demand or supply.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc)
 - Rental housing for low income and seniors. Need assisted living. Need new single family development.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Lack of land available for development in city. In county, there are large tracts of land in timber / conservation easement, which are unavailable for development. Low demand due to low income and inability to buy new homes.
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - CDBG: No problems. Have received CDBG for senior center, learning center (Headstart), and water-sewer.
5. Policy suggestions?
 - Housing must be tied to economic development. Can't have economic development without housing. Can't have new housing without economic development.

Gray-Jones County GICH Team

Date: October 29, 2017

Meeting time: 10:00 – 11:00am

Presenter: Dean Nelson

Location: W.E. Knox Civic Center, 161 W Clinton St, Gray, GA, 31032

Host: Donald Black, GICH Team Leader

Audience: 10 attendees; Sign-in sheet attached

Modules used: Affordable Housing, Homelessness & Special Needs

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - The community has not had significant new construction in a long time. The Water Tower Park Senior Village, a Low-Income Housing Tax Credit development, recently opened. Gray and Jones County have CHIP programs but there is a lack of communication as to what is being accomplished.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - There is a high need for rental, single family, and senior housing in the future. There are few options for rental and single family for young adults, young couples and singles who would otherwise be the future of the community. Many young adults do not want the responsibility of a mortgage but there are no single-family rental options. The rental units that are available for this group have an 8-10 month waiting list and are typically at 100% occupancy. Most of the focus has been on the city of Gray but the outlying areas have housing needs too. For instance, in the Haddock area a 200-unit trailer park closed 2 years ago distressing the rental market.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Building costs have gone up significantly. Perceptions can be a barrier too as there can be a perception that housing is not a need for housing in Jones County. In addition, communication is a barrier in terms of letting residents know about the need. Zoning, utilities and infrastructure, and heir property are barriers.
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - When a CHIP grant was declined the city and GICH team requested and received feedback from DCA, and this was valuable in improving the application to have the next grant application approved. It is difficult to get people to apply for the CHIP grant. There is a limited number of grant administrators; therefore, the grant should be simplified so staff can administer the grant rather than professional people.
5. Policy suggestions?
 - The grant administrators do not communicate with the local people on what is happening with the grant; therefore, there should be a requirement that administrators provide progress reports to grantees.

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?
 - No. There are no services for the homeless. It is not seen as a priority.
2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.
 - Getting the number of homeless. The stigma homelessness keeps people providing accurate information. Finding resources.
3. What has your experience with ESG/HOPWA been? What would you about change that program?
 - None

Liberty County GICH Team

Date: November 8, 2017

Meeting time: 3:30 – 5 pm

Presenter: Teresa Concannon

Location: Courthouse Annex, 100 Main St, Hinesville, GA, 31313

Host: Bob Sprinkel, Assistant County Administrator and GICH Team Leader

Audience: 7 attendees; Sign-in sheet attached

Modules used: Affordable Housing

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - Overbuilding. Developers are rushing to build in a competitive high-turnover homeownership market. New units are unaffordable to local low income residents. New builds are targeted to military buyers with VA loans.
 - Transient homeowner population leads to foreclosures. VA loan policies drive this activity. Investors buy the foreclosures and rent at (military housing allowance) rates too high for local low income population.
 - Aging, deteriorating housing stock in smaller towns like Riceboro are uninsurable and susceptible to storm damage and flooding. After damages sustained during Hurricanes Matthew (2016) and Irma (2017), people lost houses; uninsured, so no payments from FEMA or insurance.
2. What are the most important housing needs in your community? (Rental, senior, single family, transitional, etc.)
 - Need small units, affordably priced. Elderly residents and single people need one-bedroom units. Investors flip houses and artificially increase values, and price.
 - Housing for seniors and families with children.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Local development regulations do not require a set aside of affordable units.
 - Developers don't like to build small (affordable) houses, as they are not profitable enough.
 - Access to reliable transportation needed to get people to work from lower priced housing in rural areas.
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - CHIP: complicated paperwork. Grant administrator fails to communicate with city.
5. Policy suggestions?
 - CDBG: would like to build water-sewer infrastructure to serve rural areas; encourage development in target areas.
 - Allow speculative infrastructure development as disaster mitigation; a backup in case of main system failure.
 - Multi-jurisdictional projects (crossing jurisdictional lines, i.e., water-sewer line extensions) should get more bonus points.

November 8, 2017
Liberty County
GICM Team Meeting

[illegible]

Perry GICH Team

Date: November 9, 2017
 Meeting time: 3:30 – 5pm
 Presenter: Dean Nelson
 Location: Perry City Hall, 1211 Washington St, Perry, GA, 31069
 Host: Robert Smith, City of Perry
 Audience: 6 attendees; Sign-in sheet attached
 Modules used: Affordable Housing, Homeless & Special Needs

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - The increase in new housing cost has not been at an affordable level. The opening of Oliver Place, a Low-Income Housing Tax Credit property. Perry is seeing a significant portion of the market missing in the \$100,000 homes because most new homes are in in the \$300,000 range, and a segment of the population is not being served.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - Single family and senior housing with smaller starter homes for single people of lower or middle incomes because the fastest growing segment is young people. Lower income rentals do not meet the underserved population of very low-income residents.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Housing counselling is needed to assist people in developing budgeting skills and for post purchase. There is a lack of education. The salaries of the service population keep people from getting adequate housing. There is a lack of housing options because everything being developed is a 3-bedroom/2-bathroom home that doesn't necessarily meet the needs of consumers – there is an increasing population of singles and 2 person households, and there is a need for smaller units for these non-traditional homes, like tiny houses. Single family homes for rent are too expensive – rents are close to \$1300 and are marketed to Robins Air Base personnel who get a housing allowance. Walkable communities and housing close to services are needed. There are no low-cost rental units that are decent in middle Georgia
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - Generally, there have been positive experiences with CDBG and CHIP in terms of outcomes but the process of the application and project administration is onerous or burdensome. Improvement between the grantees and the citizens is needed – DCA should allow a portion of the grant funds to be used for marketing and promotion of the program. Policy-wise, there is a lack of long-term sustainability of the program to maximize the funds once a home is rehabbed using CHIP or CDBG – there must be a way to encourage the homeowner to sustain the home beyond the grant period.
5. Policy suggestions?
 - CDGB – more money should be allocated toward redevelopment. Matching funds – maybe communities with greater resources are required to provide a great match, use a sliding scale.

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?
 - No. We do not really have any services in Houston County, and it is a growing population. Overcrowding is an issue and it is very common.
2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.
 - Perry needs an organization to apply for funding. There is a misconception about the number of homeless in the county. Outreach is needed. Public's inability to acknowledge or refusal to believe the city has homeless.
3. What has your experience with ESG/HOPWA been? What would you about change that program?
 - None

Dublin GICH Team

Date: November 13, 2017

Meeting time: 11 – 12:30pm

Presenter: Teresa Concannon

Location: Habitat House under construction - 324 Parker Dairy Road, Dublin, GA

Host: Deborah Stanley, Community Development Director and GICH Team Leader

Audience: 12 attendees; Sign-in sheet attached

Modules used: Affordable Housing

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - More people are able to qualify for home loans, and are seeking to buy; inventory is low.
 - More veterans are relocating to Dublin to be near VA services; seeking to rent and buy. High demand; low inventory.
 - Many group homes housing people with mental health, substance abuse, and probationers
 - First new subdivision in ten years is now underway.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - Need rental units at all price levels: low income and young professionals.
 - Need new affordable single family development.
 - 6-8 month waiting list at PHA. 1-2 bedroom units are very desirable, and do not turn over frequently. Small families need small units.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Recession slowed all residential development.
 - Rents are too high for local wages.
 - New apartment conversions downtown are underway; will be market rate.
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - CHIP: had difficulty getting financing deals for new construction houses. Built small and affordable, but banks refused to finance low priced homes in target area. This led to slowdown in process, and contractors moved on to other work. Hard to find contractors. DCA lost paperwork. Delays with DCA staff turnover.
5. Policy suggestions?
 - Regulations too restrictive to allow for rehab of older houses: Lead paint remediation limits pool of contractors; SHPO limits exterior renovation options.

2017 Consolidated Plan Outreach

November 13, 2017 – Dublin GLCH Team Meeting

Name	Email Address
Dane W. Hermon	baymart@bellsouth.net
Brenda B Smith	brendabsmith@bellsouth.net
Deq Wolfe	deq@dublin.ga@GMAIL.COM
Jean Wolfe	meant2bjean.43@gmail.com
Deborah Stanley	stanleyd@dlega.com
Anthony Stanley	stanleya@dlega.com
Alon Scharboug	inspections@dlega.com
Tracy Kinney	dublinhabitat@gmail.com
Chris Kinney	dublinhabitat@gmail.com
Patsy Baker	Kalbois@gmail.com (keep Dade-Lauderdale)
Cherise Blackwell	cheriseblackwell@gmail.com
Tara Bradshaw	tara@atlalumni.com

Sylvester GICH Team

Date: November 13, 2017
 Meeting Time: 10 – 12pm
 Presenter: Dean Nelson
 Location: Isabella Station, 101 N. Isabella St., Sylvester, GA
 Host: Isabella Station Restaurant
 Audience: 16 attendees; Sign-in sheet attached
 Modules used: Affordable Housing, Homeless & Special Needs

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - Sylvester has had a lot of sales but lacks rental availability. There are no low to moderate income units available for rent or sale. There has been an increase in homelessness. Employees working in the county must buy or rent in either Tifton or Albany.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - Senior housing for 65 years an older is needed as that population is growing. Short term rental for local employees who have just gotten jobs in the area is needed – essentially, all types of rental is needed to meet the various incomes from low to market rate as the city has lost the ability to keep corporate management within the city. Transitional housing and emergency shelters are needed because families are presenting themselves as homeless to the school socials, and they must move out of the county to find services and housing.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Worth County is one of the largest counties area-wise but is has a low population so the county has a minimal tax base that pays for services for 70% that is living under the poverty level. Worth County is an area with low incomes making it hard to entice a developer to locate a property. Much of the land is owed by farmers and is unavailable for development – there are agriculture based tax credits to farmers even if the land is not in use making owners reluctant to sell. Transportation is a barrier as the county is very large and there is no public transportation. Creditworthiness is a barrier. Criminal history is a barrier to renting as some managers go as far back as 5 years making many unable to be housed. Sometimes people interested in developing do not know programs available.
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - Sylvester has extensive experience with both CDBG and CHIP, and the CHIP experience has been awesome. However, there is such a need that the city could use more CHIP funding. The grant administrator experience requirements can be a barrier for CHIP.
5. Policy suggestions?
 - Try to tailor the policies regionally because each part of the state is different – DCA could use some variables based on population. DCA does a very good job and has made the CHIP application much simpler.

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?
 - The services are not adequate to meet the needs because there are no shelters or rapid rehousing agencies providing services.
2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.
 - The low population of the county is a barrier because a county with a higher population can serve more people and may be more apt to get the grant. There is a lack of available to land to build a shelter or affordable housing. Lack of funding is a barrier in terms of both building an emergency shelter and operating expenses – sustainability is a barrier.
3. What has your experience with ESG/HOPWA been? What would you about change that program?
 - None

Consolidate Plan Meeting
Sylvester, GA
November 13, 2017

Name	Email Address
Dean Nelson, DCA	dean.nelson@dca.ga.gov
Michael Allen	SM mallen@shouthrith.com
Uxile West	customerservice@cityofsylvester.com
Issac Adams	iadams@cityofsylvester.com
Lisa Dglinster	Ldylinster@hotmail.com
Demar Milton	MILTON@Bellsouth.net
Joseph M. Williams	seleus 115@bellsouth.net
Judy H. Hall	judyfro@yahoo.com
Samia Abram	abramsam10@yahoo.com
Tony Williams	devilsme-devil@aol.com
Melissa Curry	mcurry@cityofsylvester.com
Glenice Stephens	gstephens@cityofsylvester.com
Tracie C. Turner	ttturner@worthschools.net
Jean Brooks	jeanbrooks@mehsi.com
Ann M. Richey	karen@swoonchamber.com
Barbara Reddick	predick@swyre.org

Warner Robins GICH

Date: November 15, 2017
Meeting time: 3-4:30pm
Presenter: Dean Nelson
Location: Warner Robins City Hall, 700 Watson Blvd, Warner Robins, GA
Host: Kim Mazo, City of Warner Robins and GICH Team Leader
Audience: 11 attendees; Sign-in sheet attached
Modules used: Affordable Housing, Homelessness & Special Needs

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - Housing has gotten more expensive for purchase and rental, and more people rent than own. The building materials business is doing the best business in years because materials costs are going up – the market and price have been driven by the 2017 hurricanes. Lenders have loosened some of the requirements allowing more money to flow and people are borrowing again. We are seeing a boom in housing – Robin Loudermilk is building 400 houses in a subdivision, and there is a pent up want to spend. More younger people are getting into home ownership. There is a low housing inventory and houses are not staying on the market in the \$120,000-\$160,000 range. However, much of the building is not in Warner Robins but in the county or in Perry. People are interested in walkability and there is a rise in the retirement population.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - Transitional housing and emergency shelters are needed for families. The school system sees the need for affordable rental housing for families. Senior living housing is needed. Housing for veterans is needed. Options for people aging out of foster care are needed and there is a need for 1-bedroom units.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Houston County has a shortage of buildable lots. Transportation is a barrier because find jobs with reliable transit. Walkability is still an issue. Low wages and crime are barriers. Capacity for agencies is an issue for transitional housing. Banking has been the biggest challenge for housing. Reporting requirements for grants/funding is burdensome. Funding is a barrier. More jobs are needed.
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - The reporting requirements are burdensome for the programs. One change would be to allow a greater percentage of the grant budget to go toward grant administration.
5. Policy suggestions?
 - Would like for HUD's homeless definition to be the same as McKinney-Vento.

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?
 - No. There is a need for emergency shelters.
2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.
 - Resources are a barrier, and those we do have are inadequate to meet the need as they are running at full capacity. Acknowledging the problem and community awareness are issues. Houston County is a large county area-wise.
3. What has your experience with ESG/HOPWA been? What would you about change that program?
 - None discussed

Albany GICH Team

Date: November 28, 2017
 Presenter: Dean Nelson
 Location: Albany Dept. of Planning and Zoning, 240 Pine Ave. Albany, GA
 Meeting time: 10-11am
 Host: Kerrie Davis, Albany Dept. of Planning and Zoning and GICH Leader
 Audience: 10 attendees; Sign-in sheet attached
 Modules used: Affordable Housing, Homelessness & Special Needs

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - Significant damage to the rental properties from the January 2017 tornadoes created a lot of substandard housing, and there is a lot of housing not being repaired quickly bringing down neighborhoods. There is a persistent increase in the percentage of renters to homeowners, and it is steadily increasing – Much of it has to do with the economic conditions as Albany is losing jobs without new employers taking their place causing people to move elsewhere for jobs.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - We some measure to increase homeownership because neighborhoods are going to decline without that stability. Need safe and decent affordable rental housing. Transitional housing is not very strong in Albany as the city is faced with a need for it to housing homeless individuals and returning citizens.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Affordability is the biggest issue with credit issues being the second in Albany. There is more so a need for low-income housing because Dougherty County has a high percentage of poverty – The properties in their price range are not in good condition. The properties that are affordable in rent are too costly in terms of utilities. There needs to be greater education for fair housing as people don't realize they can be assisted to avoid landlord retaliation.
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - It may be hard to find people who are eligible to participate in CHIP due heir property and cloudy title; therefore, the people in the greatest need may not be able to utilize the program.
5. Policy suggestions?
 - It would be helpful to have a state policy providing best practices for local governments to regulate conditions of rental housing. Would like the state to think about how land banks can be part of housing strategies.

Homelessness & Special Needs

1. Do you believe that the homeless services available in your community are adequate to meet the needs of the homeless population? Why or why not?
 - The population of homeless exceeds the number of programs available and a couple of the shelters have closed. Because Albany is the hub for the region with people from all over coming to the city, it is attracting more people than can be served.
2. What are some barriers to meeting your needs related to homelessness and special needs housing? Be sure to identify the unique barriers to each need.
 - Lack of funding is a major barrier for services. A lot of homeless individuals do not want to abide by shelter rules, and individuals will go from shelter to shelter because they need a place to stay but do not want to conform to the rules. Mental illness is an issue – a lot of shelters do not have case management to assist with those with mental illness. Substance abuse and dual diagnosis with mental illness is often a barrier to assisting the homeless as there is a lack of resources and availability of beds – this could be alleviated with a policy to provide greater funding for agencies assisting homeless with mental illness and substance abuse. Homelessness is an epidemic with substance abuse leading the problem.
3. What has your experience with ESG/HOPWA been? What would you about change that program?
 - One attendee reported that 15 years ago he worked with an agency that was a HOPWA recipient; however, the grant is competitive, and this needs to be reevaluated because there is a huge stigma for discrimination against HIV, and people don't really want to get involved with it. HOPWA is needed because Albany has a clinic but no way to assist patients with housing.

Quarterly Macon City/County Meeting

Date: November 14, 2017
 Presenter: Dean Nelson
 Location: Ideal, GA
 Meeting time: 5-7pm
 Host: Regina McDuffie, County Manager, Macon County
 Audience: 18 attendees; Sign-sheet attached
 Modules used: Affordable Housing

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - Montezuma continually has people abandoning homes and leaving them in disrepair until they are no longer livable. People are unable to keep their homes in good repair. Rental property is a major issue. There is a lack of rental and what is available is marginal with conditions that are substandard. No jobs and population loss.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - Lack of safe affordable housing is a need. A lot of the focus of assistance is on low-income housing but there is not a lot of middle and upper income housing in the county so people working in larger industry in management live elsewhere. According the Chamber of Commerce, people are coming in to look for unsubsidized housing but cannot find something in the \$700-\$800 range – affordable rental housing for teachers is a major issue. Abandoned property is a need because it leads to blight. People do not have the income to fix their homes and are using CHIP or CDBG, and the county has no way to follow up to insure the homes are not being neglected or further assistance is needed.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Funding is a barrier. People with jobs cannot find housing to meet their needs. There are no amenities in the county to keep people here if they can find housing. Lack of employment opportunities. Heir property and lack of clear title is a major issue. The cost of cleaning up a property is more expensive that it is worth.
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - No discussion provided
5. Policy suggestions?
 - Create a funding source to assist a community with fixing properties in town that is more flexible than CDBG or CHIP, a program for “out of the box” ideas. Being a Plan First community does not really help small rural communities because they do not have the resources to be ready for a CDBG application each year. DCA should bring back the Local Development Fund allowing local communities to do more localized things. The lack of flexibility in programs hampers rural areas in CDBG – programs should be more tailored to rural needs, for instance, a rural county does not have dense census tracts of poverty. A program funding demolition of blight and abandoned property is needed. Create a funding source for doing housing assessments. Programs specifically for veterans is needed.

Quarterly Macon County City/County Meeting
Tuesday, November 14, 2017 at 5:30pm

Hosted by the City of Ideal (Location: Depot in Ideal)

Name	Email Address
Regina McDuffie, County Manager	rmcduffie148@windstream.net
Gerald Becken, Chamber/DA	gerald.becken@windstream.net
Wesley George, Macon Co. Commission	wjgco@windstream.net
Ray Hardage, Ideal Council	
Roselyn Starling, Mayor City of Ideal	rose1954@windstream.net
Kathryn Starling, Mayor City of Ideal	
Brian Plamsey, City of Ideal	
Andrius Cley, Ideal	avscley@windstream.net
Samuel J. Jester	
Buffy Fugate	
Steve Melars	srkzone@aol.com
Nathaniel Rogers, Councilman Ideal	thunterstrail@windstream.net
Michael Rogers, BB Super	mrogers@windstream.net
Richard Feldman	red-white-31057@verizon.com
Madison Butler, City Council	MTPETER5@YAHOO.COM
Valery Davis, City of Marshallville	Valdov1958@yahoo.com
Patricia Cutler, River Valley Regional Council	pcutler@rivervalleyrc.org
Bruce Hill, Mayor City of Ophir	brucehill@windstream.net

Southwest Georgia Regional Commission - Regional Partners Network

Date: November 15, 2017

Meeting Time: 10am-12pm

Presenter: Dean Nelson

Location: Southwest Georgia Regional Commission, 181 E Broad St, Camilla, GA 31730

Host: Southwest Georgia Regional Commission

Audience: 17 attendees; Sign-in sheet attached

Modules used: Affordable Housing

Affordable Housing

1. What would say were the three most significant changes that occurred in the housing market in the last year in your community?
 - The hospital in Colquitt, Miller County, acquired and demolished 8 houses to expand. Albany and Lee County have had a rebound in the housing market as evidenced through increases in new building permits. Foreclosures are still an issue in Albany, and the HomeSafe Georgia program that provided mortgage payments for up to 2 years has been needed in all of DCA Region 10 (Southwest Georgia). Real estate sales are doing better in Miller, Decatur, and Seminole Counties.
2. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - Rental and senior housing is needed. Transitional housing for males is needed in Decatur County, especially for males coming out of prison. Affordable housing is needed in Seminole County and both single family and senior housing is needed in Early County.
3. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - Code enforcement does not work because properties in the worst shape are owned by the wealthiest most connected people in the city of Bainbridge, and code enforcement does not do anything about those properties. When repairs are made to rental properties the rents are raised making the unaffordable. There is a lack of property to build in Miller County. There is problem with local government allowing slum lords to bring in substandard housing to rent for large amounts. Cities and counties don't allow or support affordable housing development and expansion. There is an educational gap that is evident in Region 10. Wages of \$7.00 - \$8.00 an hour does not work in terms of single family purchases.
4. What has your experience with CHIP/HOME/CDBG/NHTF been? What would you about change that program?
 - Early County loves the CHIP grant. Donalsonville is happy with the CHIP grant as houses look brand new but they have problems finding contractors.
5. Policy suggestions?
 - Funding formulas for CHIP and CDBG should be based on per capita population rather than on straight percentages. HOME rules are too strict.

Regional Partners Network
 Wednesday, November 15, 2017
 Hosted by Southwest Georgia Regional Commission, Camilla, GA

Name	Email Address
Barbara Reddick	breddick@swgrc.org
Kimberly Brooks	kbrooks@swgrc.org
Patricia Fitcher-Edwards	N1dhome5ave@gmail.com
Kerrie Davis	Kedavis@albany.ga.us
Bob Jackson-Burton	bjacksoned@earthlink.net
Dwena Houston	ecfamilyconnection@bainbridge.edu
Katherine Speight	ks housing@windstream.net
Patricia Jones	housing@windstream.net
Shela P. Freeman	sfreeman@springcreekhealthn.com
Phyllis Burney	msburnee@yahoo.com
Ligh Ribelzi	millercountycollaborative@yahoo.com
Olave Wedderburn	yandcinc@yahoo.com
Kimberly Scott	kimberlyscott@nonzonscommunity.org
Sherry Bailey	comanager@takecountygac.com
JOE R. THOMAS	pit@camillahousingauthority.net
Angela Harrah	aharrah@worthcountyboc.com
Lindsay C. Register Sr.	lregister45@gmail.com

Southern Georgia Regional Commission Area Agency on Aging

Date: November 30, 2017

Attendees: 20

Staff: Cam Yearty, Regional Representative

Attendees prepared and submitted this report, following their Nov. 30 discussion.

Affordable Housing

#1-A couple of significant changes in the housing market that has occurred recently is the development of more safe affordable housing, such as a new apartment complex that opened in Waycross in November. The recent availability of HUD 811 vouchers for our area has also been beneficial.

#2-Safe and affordable housing for seniors is the most important housing need in our community.

#3- There is simply a lack of safe housing options that are affordable for seniors. Housing options that are safe structurally and are located in low-crime neighborhoods are often too expensive for seniors to afford.

#4-We have had little to no direct experience with CHIP/HOME/CDBG/NHTF.

#5-Revision of the criminal background history criteria for subsidized housing should be considered. Oftentimes, individuals with felony charges from many years ago are denied housing based on their felony charge. This may be the case even if the individual has no other criminal charges in their background.

Homelessness

#1-Unfortunately, there are little to no services for homeless individuals in the community.

#2- There appears to be lack of awareness of the homelessness issues in our region. As a result, programs and services for these individuals are lacking.

#3- We have no experience with ESG/HOPWA.

DCA-Hosted Events

DCA also organized its own meetings to engage with stakeholders across the State. Two events sought program-specific feedback (CDBG and ESG/HOPWA), while two (Regional Con Plan Discussions) sought feedback on all five Consolidated Plan programs.

Staff	Event	City	County	Date	Attendees
Bithia	Outreach Kick-off Webinar*	Webinar	Multi-county	10/10/17	39
Grace, Dean	Regional Con Plan Discussion	Valdosta	Multi-county	10/18/17	7
Grace, Lynn	Regional Con Plan Discussion	Dublin	Multi-county	10/19/17	12
John, Harvindar, Mike, Libby	ESG/HOPWA Roundtable	Atlanta	Multi-county	11/7/17	8
Bithia, Brent	CDBG Webinar*	Webinar	Multi-county	11/28/17	7
				Total	66

*While these webinar attendees did not provide verbal feedback on the Consolidated Plan, they were invited to take surveys and submit any questions or comments to conplan@dca.ga.gov.

Discussion at DCA-led meetings echoed the concerns of focus groups held at partners' meetings. Attendees noted that, though there may be an increase in the amount of rental stock, the available units do not serve low-income tenants or may be sub-standard. Unique markets, like student housing, also create local pressures.

Homelessness emerged as a key theme in DCA-led outreach. In Valdosta and Dublin, attendees stressed the need for rapid re-housing and accessible mental health services. Discussion participants emphasized that specialized homeless populations are especially difficult to serve, such as re-entering citizens and homeless sex offenders. The location of these populations in rural areas exacerbates these issues. Program regulations and the inability or unwillingness of local elected officials to recognize these issues pose real barriers to addressing community needs.

The ESG/HOPWA Roundtable, hosted at DCA's office in Atlanta, asked attendees to discuss program successes, unmet needs, and planning for the future. Discussion participants noted that cross-agency collaboration created new opportunities for clients, though training to expand technical capacity was needed.

The Qualified Allocation Plan Application Workshop, hosted at Cobb Galleria Centre in Atlanta, asked survey respondents to identify past experience with HOME and NHTF, list priorities for the programs, and identify challenges they had experienced while working with the programs. Respondents also had the opportunity to interact face-to-face with DCA staff.

Regional Con Plan Day: Valdosta

Valdosta City Hall

Oct. 18, 2017, 1 pm

Attendees

Attendees, seven in total, represented a PHA, a nonprofit, a state agency, and city staff.

<i>Name</i>	<i>Organization</i>	<i>Email</i>
Alvin Payton	City of Valdosta	apayton@valdostacity.com
Melanie Hasty	Georgia Dept. of Community Supervision	melanie.hasty@dcs.ga.gov
Rene E. Carl	The Haven	casemgr@valdostahaven.org
Carle Smith	Behavioral Health Services	csmith@bhs.com
Christopher Brandon	City of Valdosta	cbrandon@valdostacity.com
Colleen Noble	Blackshear Housing Authority	mamatack2003@bellsouth.net
Tony Batten	Blackshear Housing Authority	tonybattenmonumentman@gmail.com

Discussion

- What is your housing market like?
 - A lot of apartments built in the city of Valdosta – there has been a big increase in apartment building. A lot of them utilized by university.
 - We also have some new apartments that have been built that are low-income in Cook County and also in Barrion County, so that's a plus.
 - Landlords want them to have 3x the amount of one month rent, which is not a reality in this area. For what they're being paid. I have some landlords that are working with me, but some are saying, no if they don't make 3x the amount, we're not going to even consider them.
 - Trying to rent sub-standard housing.
- What housing needs do you have?
 - We need senior housing in Rural in rural areas
 - Unique homeless needs:
 - Offenders don't disqualify for assistance – homeless sex offenders don't have anywhere to go.
 - Veterans
 - We need more apartments. More housing. That's the big thing here. Of course, low-income. That's going to accommodate what the wages are in this area. Is there any way of creating more apartment complexes.
 - Blackshear Housing Authority reported a lack of capacity to help those who are homeless and/or losing jobs and without financial means.

Regional Con Plan Day: Dublin

Dublin City Hall

Oct. 19, 2017, 1 pm.

Attendees:

Attendees, 12 in total, represented nonprofit and public partners at local, regional, and state levels.

<i>Last Name</i>	<i>First Name</i>	<i>Organization</i>	<i>Email</i>
Holloway	Rachel	Georgia Department of Community Supervision	rachel.holloway@dcs.ga.gov
Bland	Michael	Carl Vinson VA Medical Center	michael.bland@va.gov
Hollis	Cali	Community Service Board of Middle GA	chollis@csbmga.com
Bell	Clarinda	Community Service Board of Middle GA	cbell@csbmga.com
Cheshire	Chad	Volunteers of America Southeast	ccheshire@voase.org
Driver	William	Georgia Department of Community Supervision	william.driver@dcs.ga.gov
Donnelly	Walter	Georgia Department of Community Supervision	walter.donnelly@dcs.ga.gov
Proctor	Terry	Georgia Department of Community Supervision	terry.proctor@dcs.ga.gov
Bennett	Kristy	Tri-County Family Connection	tricityfc@gmail.com
Ladson	Naomi	The Salvation Army	salarmynl@aol.com
Jones	Lance	City of Dublin	jonesl@dlcga.com
Smith	Reginald	Middle Georgia Community Action Agency	laurencscsc.mgcaa@gmail.com

Discussion:*What are your housing needs?*

- Not enough apartments in Lawrence County, Dublin, or the tri-county area.
- Houston County needs more available and more accessible mental health services. They also need a lot more homeless prevention money. A lot of people would not be coming to Salvation Army in Macon if someone had stepped them up. Having rapid rehousing funds for non-veterans. The veterans are covered. Rapid re-housing is needed.

The discussion mainly focused on the local challenges of homelessness and the unique needs of various homeless populations.

- Homelessness in rural areas
 - The more rural you get the more complicated it gets. We need more non-veteran shelters. If there's a homeless person in a rural area they have to go to an urban area for a shelter.
 - When we get into a smaller county, there's nothing – there's nothing – there's no resources to help people. That's the problem with a lot of Balance of State programs in rural areas.
- Homelessness among veterans
 - If we find a place for a veteran, it's not where they need to go – we have a difficult time; VASH uses the same places that HUD uses. How much they can afford, the \$400 or \$500 or \$300 – price jumps to \$750 in this area; not enough money to pay for rent in more stable areas.

- Homelessness among re-entering citizens
 - A lot of the barriers are requirements from DCA. Just like proving that an offender is homeless – you have to see him on the street. We know they're homeless and living in tent cities but we can't prove it. After the individual has been released, the probation officer would have to physically see him on a street. Because we didn't pick him up from jail, and he spent the night somewhere after jail, we're having difficulty proving it again. If we had known he was homeless, we would be there to pick him up and we could certify he was homeless. It's a communication breakdown.
- Homelessness among sex offenders
 - If you're a sex offender in the State of Georgia and you're homeless, you're going to live in the woods.
 - THOR providers can't allow homeless sex offenders.
 - Shelter plus care doesn't allow us to house registered sex offenders. Most homeless sex offenders live under bridges. Or in the woods. There's 174 of them statewide. They're supposed to be electronically monitored, but some of them aren't. You need power to be electronically monitored. There's over 600 still in the prison that are eligible for release but have nowhere to go.
 - All we need is a trailer in an empty lot for homeless sex offenders so they can be away from children.
 - SSVF can find places to house homeless sex offenders, but if we go through VASH, we can house anyone except sex offenders.
 - Homeless sex offenders can only get help through the Housing Voucher program, but only if they also qualify under its mental health considerations.

What administrative challenges do you have with DCA's HUD programs?

- The biggest hurdle is finding a community partner to match the grant with ESG
- Houston County and Laurens County don't believe they have a homeless problem and so can't form a Homeless Coalition.
- Proving that a person is homeless is difficult under the DCA definition is hard. We're trying to work with the probationer is homeless, you have to have proof that they are living on the streets and that is very difficult.
- Suggested solutions
 - If there were empty units that could be transitional shelter for homeless.
 - It would be helpful if we had a statewide phone number – mortgage help, eviction

Consolidated Plan Round Table: ESG/HOPWA

November 7, 2017

Attendance

Name	Agency	Email
Hannah Craswell	Live Forward (AIDS Athens)	hannah@liveforward.org
Cassandra Bray	Live Forward (AIDS Athens)	cassandra@liveforward.org
Kiewanna Hills	Haven of Hope (AID Atlanta)	kiewanna.hills@aidatlanta.org
Tonya Gibson	Haven of Hope (AID Atlanta)	tonya.gibson@aidatlanta.org
Captain Mechelle Henry	The Salvation Army	mechelle.henry@uss.salvationarmy.org
Nefertiti Robertson	The Salvation Army	nefertiti.robertson@uss.salvationarmy.org
Ed Duda	Gilead Sciences	ed.duda@gilead.com
Emily Brown	Georgia Equality	emily@georgiaequality.org

DCA Staff: John Shereikis, Harvinder Makkar, Mike Thomas, Libby Tyre

Poster Themes: “What is working?”; “Unmet needs”; “Planning for the future”**What is working?**

- *Mike*: Street outreach
- *Harvinder*: Partnership w/ Ryan White & DPH (construction / rehab program in Savannah, GA)
- *Cassandra*: Case management coupled w/ different types of supportive services allows clients to achieve their goals
- *Kiewanna*: Leveraging Medicaid funding to provide transportation (i.e. Uber + Medicaid)

Unmet needs

- *Cassandra*: Non-HIV agencies need training
- *Kiewanna*: Rural transportation (most services in Atlanta. Haven can't fund transportation to Atlanta)
- *Harvinder*
 - Need good providers to apply for the HUD grants
 - Supportive services providers + affordable housing providers (need a bridge between the two)
 - Continuum of Emergency Services- Need a tiered menu of what services each organization can provide / level of emergency they can handle.
 - Organizations traditionally providing HIV/AIDS services have seen an increase in clients with persistent mental health issues and do not feel equipped to handle clients as holistically and efficiently as they would like- *Cassandra*
 - Need mental health training and access to DBHDD
 - NB: Hospitals are discharging patients to shelters + law enforcement entities are dropping off at shelters
 - (See “Special Populations” section)
 - Need increased local access to services (w/ aid of CoC Framework)
- *Emily*
 - Resources for LGBT, Trans youth transitioning from DFACS
 - Organizations are seeing an increase in younger (18 – 22) client base.

Planning for the future

- *Harvindar*: Trending toward permanent housing and tenant based (self-sufficiency focused)
- *John*
 - Transportation funding is available under health funding umbrella, Housing moving in that direction (has a contact with more information on this topic)
 - Ryan White Transportation Model – Uses proceeds from pharmacy to fund mobile services initiative
 - Development of CoC programs
 - Wrap around services
 - Incorporation of HOPWA/ ESG into other programs (e.g. Shelter + Care). Could this help with HIV patient stigma as clients would intermingle with non HIV clients
 - Transitional Housing (up to six months) for those under supervision
 - Providers are not seeing people in the middle / upper income range come in. Okay to focus programs on very low income population.
 - Systems- Need stronger connections with law enforcement, hospitals, housing authorities (housing authority leveraging opportunity- PHA provides housing, Agency provides support services)

Special Populations Considerations

- Mental Health
 - DBHDD providers coordinated entry unified referrals- Increased housing options for persistent mental health clients
 - Advantage Behavioral Health Systems is the only real provider of severe mental health treatment in the Athens area. This has resulted in there being a high barrier of entry to services for this population.
- Older Population
 - Hospitals are discharging older individuals to shelters

Funding Priorities- Wish List

1. Transportation
2. Housing (specifically for children of patients)
3. Expansion of Supportive Services

DCA Suggestions to Organizations

Documentation: Document unmet needs. Don't just ask about what you can offer as an organization on intake forms. Ask about a full range of issues even if your organization can't offer them so that you'll have a better idea of what services gaps there are.

Stakeholder Surveys

From 10/18/17 to 3/5/18, DCA received 424 stakeholder responses to its broad and specialized stakeholder surveys.

Broad Stakeholder Survey

DCA circulated a broad Stakeholder Survey comprised of questions regarding all five consolidated formula planning programs. Between 10/18/17 and 1/31/18, DCA received 416 responses to its broad Stakeholder Survey.

Outreach staff invited all focus group participants to take the Stakeholder Survey and to share the survey with their peers. HOPWA, ESG, CDBG, HOME, and NHTF program administrators also sent the survey to their subrecipients and other program contacts. Additionally, the Stakeholder Survey was sent to the following entities:

- Georgia Department of Public Health
- Georgia Health Policy Center
- Georgia Head Start Association
- Georgia Department of Early Care and Learning
- Georgia Department of Education
- Governor's Office of Student Achievement
- Georgia Department of Human Services – Division of Child Support Services
- Georgia Department of Human Services – Division of Family & Children Services
- Georgia Department of Human Services – Division of Aging Services
- Georgia Department of Behavioral Health and Developmental Disabilities
- Georgia Commission on Equal Opportunity
- Metro Fair Housing Services, Inc.
- Georgia Department of Economic Development – Workforce Division
- Technical College System of Georgia
- Georgia Department of Labor
- Federal Home Loan Bank of Atlanta
- Federal Reserve Bank of Atlanta
- Southwest Georgia Housing Task Force
- Enterprise Community Partners
- City of LaGrange

Specialized Stakeholder Surveys

DCA also issued three specialized Stakeholder Surveys in response to 81 FR 90997 ("Modernizing HUD's Consolidated Planning Process to Narrow the Digital Divide and Increase Resilience to Natural Hazards"):

- Climate Change, Hazard Mitigation, and Resiliency Consultation – 3 responses (received online from 2/21-3/5/18)
- Addressing the Digital Divide – 1 response (received online from 2/21-3/5/18)
- HOME/NHTF Program Participants – 4 responses; distributed in-person at the Qualified Allocation Plan Application Workshop (3/1/18)

Broad Stakeholder Survey

Respondent Information

Local government staff and nonprofits were strongly represented in this survey. Additionally, 18 respondents reported being a Community Housing Development Organization (CHDO).

Which best describes you or the organization you represent? (Multiple selections allowed)

Answer Choices	Responses	
Nonprofit organization	43.37%	180
City or County Staff	24.82%	103
Georgia resident	7.71%	32
City or County Mayor	6.51%	27
State government	6.02%	25
Other (please specify)	5.78%	24
Public Housing Authority	5.30%	22
Other elected official	3.13%	13
Housing provider or developer	2.65%	11
Business owner	2.17%	9
Regional Planning Commission	1.93%	8
Economic or Community Development Organization	1.45%	6
Lender or realtor	1.20%	5
	Answered	415

Responses to "Other (please specify)": (24)

- Local government (8), including:
 - "Municipal Planning Commission"
 - "Coweta County Water & Sewerage Authority"
 - "County Utility"
 - "County Assessor's Office"
 - "Workforce Development"
 - "School system"
- Technical consultants (3), including:
 - "Community Development Professional – Consultant"
 - "Consulting Engineer"
- Housing providers (3)
 - "Private transitional living facility addressing homelessness"
 - "Housing for low-income disabled adults, emergency shelter for homeless disabled individuals"
 - "Emergency shelter for survivors of domestic violence"
- Health providers (2)
 - "Non-profit behavioral health care"
 - "Care Management Organization Health plan"
- Local government task forces (2)
 - "GICH Chairman"
 - "Homeless Coalition"
- Community Service Board (2)
- College/University staff/researchers (2)
- Nonprofits and advocates (2)
 - "Church"
 - "Domestic Abuse Victim Advocate (DAVA)"

Where does your organization provide services?

A minority of respondents (18.29%, 75 responses) provide services statewide. Most respondents (81.71%, 335 responses) do not provide services statewide.

Of those that operate locally or regionally and provided county-specific information (325 respondents),

- 181 respondents (55.69 %) operate in only one county
- 144 respondents (44.31%) operate in more than one county.

The table below summarizes the service area, by Georgia's 12 regions, for organizations operating in only one county and those operating in more than one county. Not all organizations serving more than one county fit neatly into a specific region. The following methods governed this multi-county analysis:

- Where the service area fit mostly into one region, the respondent was categorized into that region.
- Where the service area was evenly split between two regions, the respondent was categorized into one of the two regions.
- Where the service area covered three or more regions, the respondent was categorized into the last category, "Broadly Regional."

While responding organizations served most counties in Georgia, their concentration varied. Counties within regions seemingly not represented by many respondents were often served by neighboring region's organizations. For example, only two multi-county respondents were categorized as serving just Region 9, but respondents in other categories (Region 11, 12, and Broadly Regional), did serve counties within Region 9.

	Single-county	Multi-County
Region 1	7	9
Region 2	9	9
Region 3	40	36
Region 4	26	5
Region 5	10	17
Region 6	9	8
Region 7	8	4
Region 8	18	17
Region 9	10	2
Region 10	18	6
Region 11	10	7
Region 12	16	9
Broadly Regional	N/A	15
Total	181	144

Housing Needs

The greatest share of Stakeholder Survey respondents prioritized emergency homeless shelter (57.35%) and low-income rental housing (54.12%) as “the greatest unmet housing needs” in their area. The majority (72.70%) of those that prioritized “housing for other homeless populations” as an “unmet housing need” indicated that “families” were a priority. Respondents also cited low-income renters’ vulnerability to homelessness (64.56%), including renters’ cost-burdens (52.85%) and overcrowding (34.23%), among the “three most important housing needs” in their region.

What are the greatest unmet housing needs in your area? Please select all that apply.

Answer Choices	Responses	
Emergency shelter for homeless/homeless shelter	57.35%	195
Housing for low-income households (please specify income levels below)	54.12%	184
Housing for families	39.12%	133
Permanent housing solutions for chronic homelessness	37.65%	128
Housing for seniors	36.18%	123
Housing for adults with criminal (felony) histories	32.65%	111
Housing for persons with serious mental illness	30.88%	105
Homeownership opportunities (please specify income levels below)	27.65%	94
Housing for other homeless populations (please specify below)	24.71%	84
Other (please specify)	23.82%	81
Workforce housing	22.94%	78
Housing for persons with physical disabilities	22.65%	77
Youth shelters	19.12%	65
Housing for persons with addictions	16.47%	56
Housing rehabilitation (please specify target populations below)	14.71%	50
Housing for persons with cognitive disabilities	13.53%	46
Housing for persons with HIV/AIDS	9.71%	33
	Answered	340

If you ranked housing for other homeless populations, please tell us which homeless populations are a priority for you. Please select all that apply.

Answer Choices	Responses	
Families	72.70%	221
Women	46.38%	141
Veterans	44.41%	135
Domestic violence survivors	40.79%	124
Men	35.53%	108
Youth transitioning out of foster care	31.25%	95
Other (please specify)	8.88%	27
	Answered	304

Other (please specify):

- N/A (3) OR Homelessness is not an issue (5)
- Individuals with mental illness and/or addiction (5)
- “Single-parent families” (4), including:
 - Men with children (2)
 - Women with children/pregnant women (1)
- Persons with HIV/AIDS (3)
- Disabled residents, including those with service animals (2)
- Re-entering citizens (2)
- Seniors/elderly (2)
- Individual/single men (1)
- Individual/single women (1)
- LEP individuals (1)
- Youth, age 18-24 (1)
- Domestic violence survivors (1)

If you ranked housing rehabilitation, for which population is housing rehabilitation most needed?

Answer Choices	Responses	
Renters	61.26%	185
Homeowners	38.08%	115
Other (please specify)	0.66%	2
	Answered	302

Other (please specify): 2

- “N/A”
- “Both”

Please choose the three most important housing needs in your region.

Answer Choices	Responses	
Extremely low-income households are at risk of homelessness.	64.56%	215
Current renters are cost-burdened due to high rental rates in their community.	52.85%	176
Households are “doubling-up” with family/friends into overcrowded living arrangements.	34.23%	114
Housing conditions are unsafe, substandard, and/or lacking basic amenities.	31.83%	106
Aspiring homeowners are unable to purchase a home in their community due to high housing costs.	29.13%	97
There are insufficient housing options suitable for people with disabilities.	27.93%	93
The existing housing stock is not energy efficient.	19.52%	65
Currently homeowners are cost-burdened and facing potential foreclosure due to high-cost loans.	10.21%	34
There is discrimination in the housing market on the basis of race, ethnicity, gender, disability, familial status (being pregnant or having children), or age.	6.31%	21
	Answered	333

Please tell us how important each of the following affordable housing needs is to your community.

	Not Important		Somewhat Important		Important		Very Important		N/A		Total	Weighted Average
Increased affordable rental housing	3.89%	13	4.79%	16	20.06%	67	69.16%	231	2.10%	7	334	3.58
Fair housing services	4.63%	15	12.96%	42	31.79%	103	49.38%	160	1.23%	4	324	3.28
Senior housing	3.37%	11	14.11%	46	37.42%	122	44.79%	146	0.31%	1	326	3.24
Rental housing for persons with disabilities	2.42%	8	19.34%	64	36.25%	120	40.79%	135	1.21%	4	331	3.17
Rehabilitation assistance	3.98%	13	17.74%	58	35.17%	115	40.67%	133	2.45%	8	327	3.15
Down-payment assistance	6.10%	20	18.90%	62	29.88%	98	42.38%	139	2.74%	9	328	3.12
Accessibility improvements for persons with disabilities	2.74%	9	18.54%	61	41.34%	136	35.26%	116	2.13%	7	329	3.11
Energy efficient improvements	4.83%	16	21.75%	72	32.93%	109	39.88%	132	0.60%	2	331	3.09
Housing for large families	5.79%	19	18.90%	62	39.33%	129	35.37%	116	0.61%	2	328	3.05
Lead-based paint test/abatement	11.18%	37	24.17%	80	30.82%	102	29.91%	99	3.93%	13	331	2.83
	Answered											336

Community Development Block Grant (CDBG)

The CDBG Method of Distribution (MOD) is the formal description of the rating and selection criteria for the CDBG program. Nationwide, states are reviewing their MOD's to continuously evaluate ways in which the expenditure of CDBG funds can be made more effectively and more positively impact the lives of the low-to-moderate income persons who the program is designed to benefit, and in the most timely manner possible.

After almost 20 years without significant changes to the CDBG Method of Distribution, which is the formal description of the rating and selection criteria for the CDBG program, last year the Department re-evaluated the program criteria. This re-evaluation took into consideration increased costs associated with implementing projects as well as increased compliance and administrative requirements.

The following changes were made:

- Increased the maximum award amounts
- Increased administrative fees associated with increased grant amounts
- Set new cash match requirements based on increased grant amounts
- Provided bonus points in the Annual Competition for closing Revolving Loan Funds.

One additional way that we have done this in Georgia is through the awarding of bonus points for those projects demonstrating the greatest readiness to begin. Bonus points are currently awarded for having certain activities completed in order to get projects initiated more rapidly.

The categories for the rating and selection criteria include:

- Demographic Need
 - Absolute Number in Poverty 40 (Max Points)
 - Percent of Poverty Persons 40 (Max Points)
 - Per Capita Income 40 (Max Points)
- Feasibility 110 (Max Points)
- Strategy 110 (Max Points)
- Impact 110 (Max Points)
- Leverage of Additional Resources 25 (Max Points)
- Bonus Points for Revitalization Area activities 20 (Max Points)
- Bonus Points for Readiness to Proceed 5 (Max Points)
- Bonus Points for Return of Revolving Loan funds (NEW) 5 (Max Points)

A max of 5 points for activities including: completion of the Environmental review process, completing procurement of professional services, all acquisition is completed if applicable, completing design and ready to go to bid.

The Department wishes to continue to re-evaluation of the CDBG program to ensure that our program continues to perform at a high level. As part of the Department's outreach to our local governments, we are interested in your thoughts and comments to the following questions:

What, if any, changes would you recommend to the department regarding the scoring criteria detailed above? Specifically, your evaluation of the criteria used to evaluate each category identified above, the weighting of the scoring, and any other criteria which you believe would enhance the process with which we seek to partner with communities on projects that improve the quality of life for low- and moderate-income persons. Please be specific in your comments.

DCA received 85 responses. Comments were made on a variety of topics.

Around 40% of the responses suggested leaving the scoring criteria as is. They were in favor of the recent changes, increasing the value of the readiness to proceed bonus points.

The rest of the comments were spread over a few different topic, with each of them receiving close to 1% response rate out of the 85 total responses:

- Six comments suggested adding bonus points for projects addressing specific groups such as the disabled, seniors, female head of household, veterans and teens.
- Five comments expressed concern about how the scoring system is more advantageous to larger cities and counties as opposed to smaller communities. These comments also mentioned it was difficult for smaller communities to earn RAS bonus points and felt this was unfair.
- Four comments were about the demographic score. Some felt this score should be increased while others felt very small poor neighborhoods in fairly well-to-do counties were overlooked due to the larger ACS Block Group data used in calculating the demographic score.

Some comments suggested modifying the points system to encourage more regional approaches to solving problems. A few suggested recognizing past performance in the scoring.

The time in which it takes recipients to expend the funds is not as rapid as would be desired by the department. HUD evaluates the expenditure rate of CDBG funds across the country for agencies like ours. What changes to the CDBG process might you suggest to which could increase the rate in which funds are expended by recipients?

DCA received 93 responses. Comments were made on a variety of topics.

Three topics received the most comments:

- Use electronic technologies to speed up processes
- Cut paperwork, reduce red tape and eliminate or reduce statutory requirements covering environmental reviews, labor standards and historic preservation
- Fund only, or award bonus points for, shovel ready projects

Two topics received a few comments:

- Pull back funding from communities that don't expend funds in a timely manner
- Increase communication between DCA, grant administrators, engineers and architects, provide more training and technical assistance

Several topics received one or two comments:

- Implement a performance check each quarter
- Require CDBG funds to be spent first
- Reduce maximum grant amounts so that more awards can be made
- Award additional points to rural communities to level the playing field

At the end of the day, DCA seeks to impact the day-to-day lives of Georgians. Are there ways that you believe Georgia's CDBG funds could be more impactful to these residents we seek to serve?

DCA received 92 responses. Comments were received over a broad range of topics.

The topic receiving the most by comments by far called for more focus housing issues, especially for specific groups such as the disabled, single women and for the homeless. Some of these comments also called for more programs and support for these groups.

A few comments were received on each of the following topics:

- More infrastructure projects such as street and road improvements and sidewalks
- Broaden the scope of activities that are eligible, including health care programs and ballfields, for example
- Level the playing field for and provide more assistance to rural communities, concern that awarding "most ready" bonus points may put small rural communities at a disadvantage
- Allow non-profit and other community agencies access to funds
- Provide more workshops, training and information about programs available at DCA

The following topics received one or two comments:

- More focus on low and extremely low income residents over moderate income residents
- More building projects such as senior centers and Boys & Girls Clubs
- Fund more workforce development and employment projects
- Include fiber optic cable as an infrastructure activity

Without an increase in overall funding, how would you like to see the spending change for current CDBG programs?

	Increase Spending		Decrease Spending		No Change		N/A		Total
CDBG Annual Competition Grants – \$27,000,000	49.35%	76	9.74%	15	34.42%	53	6.49%	10	154
Economic Development – \$8,000,000	52.00%	78	12.67%	19	30.67%	46	4.67%	7	150
Redevelopment - \$1,500,000	50.00%	73	6.16%	9	36.99%	54	6.85%	10	146
Immediate Threat & Danger – \$500,000	44.52%	65	6.85%	10	41.78%	61	6.85%	10	146
Answered									160

The current CDBG program requires a local cash match for grant awards of approximately 5%. Should the cash match requirement:

Answer Choices	Responses	
Remain the same	60.61%	100
Decrease	19.39%	32
Increase	13.94%	23
Other (please specify)	6.06%	10
	Answered	165

Other (please specify): 10

- Cash match should vary based upon population, number of persons in poverty, government income, and/or ability to pay (7)
 - Make an exception for small towns, require no matching funds
 - “Perhaps require greater percentage for cities of greater population, like over 5,000”
 - “It should be decided on by the living standards of the area”
 - “Possibly tier the levels of cash match by population and number of persons in poverty so the poorest communities can afford to put in a cash match. When your annual budget is less than \$100,000 - a \$22,500 cash match is not possible.”
 - “Depends on the situation and circumstances”
- No match (1)
- N/A (1)
- Decrease (1)
 - “This makes it dependent on local politics, and there is too much ‘we don't want THOSE (poor) people here’ that can obstruct projects.”

Communities that receive a CDBG grant are not allowed to apply for funds the following year, with certain exceptions (Water First, Planning First, etc.). Should this requirement:

Answer Choices	Responses	
Be eliminated	54.49%	91
Stay the same	36.53%	61
Increase to not allow applying for the 2 following years.	4.79%	8
Other (please specify)	4.19%	7
	Answered	167

Other (please specify): 7

- Requirement should be eliminated for some grantees (4)
 - “Allow application if progress can be demonstrated for prior funding”
 - “If there is a need, communities should be able to apply every year.”
 - “Be allowed, provided the previous year's project is on schedule for completion”
 - “Needs to be a case by case assessment.”
- Requirement should be modified (2)
 - “Apply but at a reduced level”
 - “Maybe increase to 2 following years or until previous is closed by submittal date.”
- “Entitlement communities should not be able to apply for the exceptions.” (1)

Given the current CDBG Method of Distribution (MOD), are there changes that you would like to see?

Answer Choices	Responses	
Stay the same	86.62%	123
Change as specified below:	13.38%	19
	Answered	142

Change as specified below (19)

- I don't know/NA/No response (6)
- Scoring adjustments (4)
 - "Put more weight on readiness to proceed."
 - "Reflecting the MOD scoring to more accurately measure the impact of individual projects on low-to-moderate individuals within the project area is the most significant change. The non-scoring related elements of the MOD are generally fine as is, and encourage development of beneficial community projects."
 - "Continue to evaluate and identify how to prioritize funding to applicants who are effectively expending the valued grant funds."
 - "If a community finishes a project and de-obligates more than \$25,000 they could be considered for bonus points. Since everyone will have to go through procurement prior to the application being submitted, the 2 points may not matter. Maybe take away 2 points if it is not done, because they will have to completely start from scratch to get it done. Language should not state the Admin fees and Cash Match Fees are increasing - it should state that the fee percentages will stay the same but the increased grant amounts will result in higher fees relative to the actual grant amount, just like it will impact A/E and Contingency Amounts. Again, require CDBG funds to be expended first - since A/E and Grant Administration will have to be procured at the initial stages of the project, this should be an easy thing and will immediately increase the expenditure rate."
- Geographic considerations (3)
 - "Even distribution of projects and types of projects throughout counties – northern especially"
 - "More funding should be available to rural areas."
 - "I think every City should be guaranteed a grant every 5 years in some shape or form."
- Administrative (3)
 - "Provide better opportunity to change the reporting period and finding allocation"
 - "Increase match"
 - "MOD should not hang over the county head"
- More funds dedicated to housing (2)
 - Treatment centers (1)
 - Homeless/dv (1)
- Eligibility (1)
 - "Allow Housing Authorities to apply to speed up our renovations"

Homelessness

About one-third of Stakeholder Survey respondents indicated that they are a provider of shelter or other homeless assistance (33.67%). Supportive service programs, homelessness prevention, and rapid re-housing ranked highly as a priority within the continuum of services available.

To help us better understand your response to the questions about homelessness, please check any and all of the following boxes that apply to you.

Answer Choices	Responses	
None of the above	60.56%	109
I am a provider of shelter or other homeless assistance	36.67%	66
I was formerly homeless	3.33%	6
I am currently homeless	0.56%	1
	Answered	180

	Not Important		Somewhat Important		Important		Very Important		N/A		Total	Weighted Average
Supportive services program	2.81%	5	9.55%	17	29.78%	53	54.49%	97	3.37%	6	178	3.41
Permanent housing placement program	5.03%	9	9.50%	17	32.40%	58	49.72%	89	3.35%	6	179	3.31
Short-term rent, mortgage, and utility payment program (STRMU)	2.25%	4	11.80%	21	39.33%	70	43.26%	77	3.37%	6	178	3.28
Housing Information service program	2.86%	5	16.00%	28	38.29%	67	39.43%	69	3.43%	6	175	3.18
	Answered											180

	Not Important		Somewhat Important		Important		Very Important		N/A		Total	Weighted Average
Homelessness prevention	2.27%	4	6.25%	11	30.11%	53	61.36%	108	0.00%	0	176	3.51
Rapid re-housing	1.16%	2	9.30%	16	33.72%	58	54.07%	93	1.74%	3	172	3.43
Services and shelter staffing	5.17%	9	6.90%	12	35.63%	62	48.28%	84	4.02%	7	174	3.32
Shelter operation	5.26%	9	6.43%	11	38.60%	66	45.03%	77	4.68%	8	171	3.29
Street outreach	4.57%	8	21.71%	38	33.14%	58	38.86%	68	1.71%	3	175	3.08
Shelter renovation	5.75%	10	14.94%	26	41.38%	72	31.61%	55	6.32%	11	174	3.06
	Answered											178

Fair Housing

Just over half (50.56%) of Stakeholder Survey respondents believe there is housing discrimination in their region of Georgia. The majority (69.39%) of respondents highlighted race as a primary reason for this housing discrimination.

Do you believe there is housing discrimination in your region of Georgia?

Answer Choices	Responses	
Yes	50.56%	91
No	49.44%	89
	Answered	180

If you believe there is housing discrimination in your region of Georgia, on what basis do you believe there is housing discrimination? Please check all that apply.

Answer Choices	Responses	
Race	69.39%	68
Familial status	47.96%	47
Disability	39.80%	39
Color	35.71%	35
National Origin	29.59%	29
Sex	13.27%	13
Religion	7.14%	7
	Answered	98

Specialized Surveys

DCA issued specialized surveys targeting HOME/NHTF program participants, organizations addressing climate change and hazard mitigation, and organizations addressing the digital divide.

HOME/ NHTF Program Participants

DCA received 4 responses to the targeted HOME/ NHTF Program Participant survey. This survey was distributed in-person at the Qualified Allocation Plan Application Workshop on 3/1/2018.

Questions

1. What experience does your organization have working with HOME funding?
2. Before today, were you aware of NHTF in Georgia and its ability to assist those at 30% AMI?
Provide email if interested in receiving more information.
3. What are your current HOME and/or NHTF priorities?
4. What challenges, if any, have you experienced working with HOME and/or NHTF?

Responses

IMC	
Q1	1-4 properties
Q2	
Q3	To get more HOME experience
Q4	It seems impossible to get more experience

Atlanta Housing Authority	
Q1	1-4 properties
Q2	Yes
Q3	n/a
Q4	Limited availability, in compatibility with other federal sources

Tower Management Company	
Q1	10+ properties
Q2	Yes
Q3	To receive funding to improve the older HOME properties
Q4	Rent restrictions have limited income for properties (30% of AMI rents)

Tower Management Company	
Q1	10+ properties
Q2	Yes
Q3	Getting proceeds to help these old HOME deals survive
Q4	Rent restrictions which allow no excess cash flow for improvement to the properties

Hazard Mitigation & Digital Divide Surveys

In response to 81 FR 90997 (“Modernizing HUD’s Consolidated Planning Process to Narrow the Digital Divide and Increase Resilience to Natural Hazards”), DCA sent targeted surveys inquiring about efforts to close the digital divide and hazard mitigation and resiliency strategies on 2/21/18. By 3/5/18:

- Atlanta Regional Commission and the Trust for Public Land respondents returned 3 surveys.
- Georgia Department of Education returned 1 survey.

Climate Change, Hazard Mitigation, and Resiliency Consultation

1. Organization Name
2. Does your organization produce land use hazard mitigation reports? If so, how frequently?
3. Does your organization maintain contact and/or coordinate with affordable housing developers?
4. How might strengthened connections with affordable housing developers assist you in your work?

	# of Responses	Responses
Q1	3	<ul style="list-style-type: none"> • Atlanta Regional Commission • Atlanta Regional Commission • The Trust for Public land
Q2	1	<ul style="list-style-type: none"> • No
Q3	3	<ul style="list-style-type: none"> • Yes • Yes • Yes
Q4	2	<ul style="list-style-type: none"> • We would like developers to include the best energy and water efficiency fixtures and products in their buildings. Water and energy bills will continue to rise over time as utilities fix infrastructure as they adapt to a variable climate. Residents can keep their water and energy bills lower with efficient WaterSense and ENERGY STAR fixtures. • We look for opportunities to encourage the integration of multi-function public spaces into developments. We emphasize equity in our efforts to ensure all people have access to parks.

Digital Divide Surveys

DCA issued three unique surveys to a targeted list of stakeholders addressing the digital divide.

- Digital Literacy Providers and Advocates
- Digital Divide Consultation
- Broadband Providers

Only one respondent, the Georgia Department of Education, responded to one of those tailored surveys.

Survey 1: Digital Literacy Providers and Advocates (1 response)

1. Organization Name
2. Does your organization employ a digital literacy curriculum? If so, what does it include?
3. How can the Georgia Department of Community Affairs support digital literacy in low-income households?
4. What obstacles have your organization identified as factors preventing broadband access to low-income Georgia households?
5. How would you recommend addressing the obstacles identified in question 4?

	# of Responses	Responses
Q1	1	<ul style="list-style-type: none"> • Dept. of Education
Q2	1	<ul style="list-style-type: none"> • Tools offered within the state longitudinal data system - 35,000 digital resources aligned to standards accessible to all k12 teachers, students and their parents. 134 courses offered via the Georgia Virtual School
Q3	1	<ul style="list-style-type: none"> • Internet access
Q4	1	<ul style="list-style-type: none"> • availability in rural and cost to individuals
Q5	1	<ul style="list-style-type: none"> • Programs to provide free internet access and devices to low income families

Survey 2: Digital Divide Consultation (0 responses)

1. Organization Name
2. How has your organization supported the provision of broadband service to low-income and/or underserved areas?
3. What obstacles have your organization identified as factors preventing broadband access to low-income Georgia households?
4. How would you recommend addressing the obstacles identified in question 3?

Survey 3: Broadband Providers (0 responses)

1. How do you make your services accessible to low-income households?
2. To what extent do you currently offer broadband services to affordable housing developers?
3. What obstacles prevent your company from providing service in currently underserved areas?
4. How would you recommend addressing the obstacles identified in question 3?
5. As a partner, what can the Georgia Department of Community Affairs do to support your provision of broadband to low-income households and/or affordable housing developments?

Direct Resident Outreach

DCA sought to maximize direct resident outreach in the development of its Consolidated Plan goals and priorities. All citizens were encouraged to participate, particularly:

- Persons with disabilities;
- Persons living in public housing or utilizing housing vouchers;
- Communities of color;
- Persons with limited English proficiency (LEP) and non-English-speaking residents;
- Persons of low- to moderate-income, particularly those living in slum or blighted areas and areas where funds are proposed to be used
- Residents of public and assisted housing developments
- Recipients of tenant-based assistance
- All households in areas of slum and blight and/or in areas where funds are proposed to be used

To accomplish this aim, DCA led 16 focus groups across the State and disseminated 2 surveys.

DCA staff spoke with 196 Georgia residents in various settings:

- Focus groups at 2 PHAs, reaching 30 residents;
- Community discussions at 10 LIHTC developments, reaching 124 residents;
- Discussions at 3 ESL classes, reaching 41 refugee residents; and
- Community discussion at 1 CDBG Pre-Application Public hearing, reaching 1 resident.

DCA received 177 survey responses from Georgia residents:

- The *Resident Survey* was available online to all Georgia residents. From 10/18/17 to 1/31/18, 130 responses were recorded. DCA notes especially high participation among persons with disabilities, representing 33.68% of all Resident Survey respondents.
- The *ESG/HOPWA Client Survey* was disseminated via PDF to 69 ESG and HOPWA subrecipients. From 1/18/18 to 2/1/18, these subrecipients returned 47 surveys completed by direct clients of ESG and HOPWA services.

Focus Groups

DCA used the same Outreach Modules to discuss housing and community needs with Public Housing Authority (PHA) residents and Limited English Proficient (LEP) refugees. Questions specific to amenities and services were used with residents at LIHTC developments and those receiving rental assistance.

Public Housing Authority Residents				
<i>Staff</i>	<i>Meeting Location</i>	<i>County</i>	<i>Date</i>	<i>Attendees</i>
Bithia	Atlanta Housing Authority Jurisdiction-wide Council Meeting	Fulton	12/6/17	10
Bithia	Calhoun Housing Authority	Gordon	12/13/17	20
LIHTC Development Residents & Recipients of Rental Assistance				
<i>Staff</i>	<i>Meeting Location</i>	<i>County</i>	<i>Date</i>	<i>Attendees</i>
Grace	Shoal Creek Manor	Henry	1/16/18	4
Teresa	Hope House	Richmond	1/22/18	24
Teresa	Grace Crossing	Bulloch	1/23/18	7
Grace/Emily	Ashley Woods Apartments	Henry	1/30/18	50
Teresa	Royal Oaks	Liberty	2/1/18	8
Dean	Antigua Place Phase 1	Colquitt	2/13/18	14
Dean	Paradise Estates	Worth	2/13/18	3
Dean	Brentwood Place	Monroe	2/14/18	6
Dean	Courtes de Emerald	Decatur	2/15/18	5
Teresa	Savannah Gardens	Chatham	2/22/18	3
Persons Living in Areas where CDBG Funds are Proposed to be Used				
<i>Staff</i>	<i>Meeting Location</i>	<i>County</i>	<i>Date</i>	<i>Attendees</i>
Teresa	Thomson CDBG Pre Application Public Hearing	McDuffie	2/26/18	1
LEP & Minorities				
<i>Staff</i>		<i>County</i>	<i>Date</i>	<i>Attendees</i>
Bithia	International Rescue Committee Civics & ESL Class	DeKalb	1/29/18	10
Bithia	International Rescue Committee Civics & ESL Class	DeKalb	1/31/18	15
Bithia	International Rescue Committee Civics & ESL Class	DeKalb	1/31/18	16
	Total			196

PHA residents and LEP refugees cited housing needs similar to those identified by other Consolidated Plan outreach participants—affordable rental housing for low-income housing, senior housing with supportive services, and homeless shelters. Landlords often require high up-front deposits, and utility costs and rental rates are rising. Community amenities were key to these Georgia residents—they cited a need to locate developments near educational resources, employment centers, and public transportation. Refugees and adults with developmental disabilities are unable to drive, so access to public transportation is a necessity.

While resettled refugees receive fair housing training during their orientation, they suggested a need for follow-up classes and education. LEP refugees emphasized that landlord-resident communication remains a barrier, which makes common concerns like landlord delays in responding to repair requests more difficult to manage.

LIHTC residents and those receiving rental assistance appreciate the safety and community environment of their residences. Discussion, however, focused on their current concerns and what services and amenities they might like in the future. Inside their unit, residents noted a preference for tile floors, more durable interior paint, larger freezers, and improved cable and internet service access. Within their apartment complex, residents would like to see a focus on activity areas for older children (middle and high school) and special needs accommodations within existing play areas. Residents emphasized accessibility needs for seniors and those with disabilities, such as more handicap parking spots. Discussion with property managers underscored the need for enhanced renter outreach and education—residents would like to know more about how their rent is determined, how to access rental assistance, and how to use sustainability features of their unit to reduce utility costs. Many services residents requested already exist within the community, such as GED classes. This highlights a need for properties to deepen local partnerships with nonprofits and communicate these opportunities to residents.

Atlanta Housing Authority Jurisdiction-Wide Council Meeting

Date: December 6, 2017

Location: Atlanta Housing Authority

Length of engagement: 1 hour

Host: Cynthia MacDonald (Atlanta Housing Authority)

Audience: Presidents of AHA Site Councils, including 10 residents

1. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - a. Affordable rental housing for low-income families
 - b. Senior housing with support services
 - c. Supportive housing for women and children
2. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - a. Rental
 - i. Property values increasing across the city
 - ii. Demand around the Beltline
 - b. Seniors:
 - i. Having fixed-incomes makes it challenging to find apartments near the resources they want to have access to
 - ii. Several individuals noted that seniors need social services, including mental health resources, available at or near their apartments
 - c. Homeownership (single-family):
 - i. Down payments and mortgage payments are too expensive
 - ii. Not available in neighborhoods their families want to live in
3. Policy suggestions?
 - a. One individual noted that more flyers, handouts, and documents could be made available in different languages since Atlanta is so diverse.
 - b. A common theme was that affordable housing needs to be developed near different services/resources, including:
 - i. Hospitals/healthcare
 - ii. General stores (Target/Walmart)
 - iii. Restaurants and places to get food
 - iv. Laundromats
 - v. Park or green space
 - c. Residents also noted that transportation and physical connectivity is important
 - i. Covered bus stops
 - ii. Pedestrian crosswalks
 - iii. Sidewalks with good lighting

Calhoun Housing Authority

Date: December 13, 2017

Location: Hill House Holiday Party, at Hill House Community Center

Length of engagement: 1 hour

Host: Janice Tipps, Calhoun Housing

Audience: 20 Senior Residents

1. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - a. Single-family housing
 - b. Homeless shelters
 - c. Senior housing
2. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - i. Rental:
 1. Utility costs, including basic cable and internet, are increasing
 - ii. Senior housing exists, but without resources and amenities
 1. Developers aren't building more senior housing in Calhoun so they only have out-of-date property
 - iii. Adults with developmental disabilities are unable to drive and have limited choices for housing
3. Policy suggestions?
 - a. These senior residents suggested new affordable/senior housing be located near the following amenities:
 - i. Grocery stores – they currently shop at the dollar store often
 - ii. Laundromat
 - iii. Healthcare (mental health, clinics)

Homelessness & Special Needs

1. How do you think we could better address this need? Street outreach? More homeless shelters? Emergency lodging (hotel/motel)? Rapid re-housing? Homelessness prevention?
 - a. Shelters – people are currently living in the woods because places like Providence are full
 - b. Affordable clinics and mental health services for people with no/low incomes

Shoal Creek Manor

City and county: Locust Grove (Henry County)

Date: 1/16/18

Time/Length of engagement: 10-11 am

Number of residents present: 4

Property staff contact: V. Aja Parker, Community Manager, shoalcreekmanorasst@royalamerican.com

DCA representative: Grace Baranowski

Questions for Residents

- Which DCA rental assistance programs, if any, do you utilize?
 - None. Residents present at this engagement were not familiar with other rental assistance programs, though the property does currently have 7 HCV clients. The property had 10 HOME units as well; at least one of the tenants present was not aware of this.
- What do you like most about living at this property? What do you like least?
 - Seniors like how quiet it is, and that the landscape has removed it from the street.
- What improvements to your unit or this property would better meet your/your family's needs?
 - Some of the more modern common area chairs are difficult to get in and out of for seniors (low, without arms).
 - T-level parking area does not have stairs or a ramp into the door; instead, residents have to walk across dirt to enter the property. Residents suggested there have been some falls due to this. There is no complete loop of a sidewalk around the property (sidewalk in the back doesn't connect to the front). Potential compliance issue. Possibility to implement zero-step entrance requirements for all doors (primary and non-primary) in senior properties for 2019 QAP?
 - Residents would like a picnic table for a place to eat outside (management company notes they have budgeted for this).
 - Residents would like more handicap parking spots.
- What services do you regularly use at this property?
 - They like the garden and note that some people bring in fresh food for others, but that it's hard for some seniors to use the garden itself.
 - One resident noted she really likes the fitness center.
- What would you like this property to change about the services it offers?
 - The property doesn't provide paper or ink for the computer room. One resident suggested it's because the grandkids who visit print a lot of documents.
- What services would you like to have at this property that are not currently offered?
 - The management sells power back to the provider through its solar panels, but residents have their own individual GA Power accounts. The Residents' Manual suggests that there are green power options available, and that residents should see the attached

literature and contact the power supplier for more information. There was no attached literature, and GA Power told the tenant who called them that the benefit to the solar panels extended only to the management company.

- To what extent do you feel you're able to access healthcare/education/employment services and opportunities in the wider community? What barriers, if any, limit this access?
 - Their largest budgetary concerns are medication, healthy food, rent, and utilities.
 - The only public transit that is available is Henry County shuttle, at \$6-8 per ride. It often runs late and seems expensive to the residents.
- Any other resident concerns?
 - Residents want rent based on income. They note that it used to be, but no longer is. It seems like there is some renter misinformation about that among those that have lived here a while.
 - Residents want to be able to transfer into one of the 10 HOME units, but the tenant was told that she had to wait for the small window of time when she was between leases, and then see if one of the HOME units was available. Each HOME unit should have a waitlist. This is potential renter misinformation.
 - Residents would like the opportunity to be surveyed via computer/paper.

Questions for Property Staff

- How do you track residents' use of services and amenities?
 - They don't. The Community Manager suggested that they could use sign-in sheets.
 - The Community Manager estimates that "a generous 7" use the fitness center, "no one uses the library," "5 people use the computer." "No one signed up for the flu shot."
 - A community food pantry comes every Saturday, but they bring largely bread and vegetables. People who want meat need to go to a food pantry themselves.
- How do you track outcomes – the impact of residents' use of services and amenities?
 - They don't.
- How can DCA better serve this property, its residents, and you as its staff?
 - The Community Manager will get in touch with me for any future concerns.

Hope House

City and county: Augusta/Richmond County
 Date: January 22, 2018
 Time/Length of engagement: 3:15 – 3:45pm
 Number of residents present: 24
 Property staff contact: Barry Nix
 DCA representative: Teresa Concannon

Questions for Residents

Which DCA rental assistance programs, if any, do you utilize?

- Hope House is a PBRA facility. Construction was funded by HOME.

What do you like most about living at this property? What do you like least?

- Like most: Residents like the quiet, secluded location of Hope House, which is adjacent to the Augusta National Golf Course. The apartments are nice, and they like having their own space. The apartments are big. They like the playground for their children. The complex is gated, and residents feel safe.
- Like least: Hope House is located on the property of a saw mill. There is frequent noise from trucks backing up; from the saw mill operations; and the train horn (day and night). There is inadequate soundproofing in the apartments, so residents hear noises from adjacent apartments. The apartments need updating, they are dated. There should be more units accessible to people with physical disabilities. Some residents would like to have unrestricted guest visits.

What improvements to your unit or this property would better meet your/your family's needs?

- Elevator maintenance: Residents would like to have better access to the freight elevator for moving in-out.
- Better drainage: During heavy rains, deep puddles form at building 1.

What services do you regularly use at this property?

- Counseling; childcare; transportation; cafeteria; Uber (for transportation); psychiatric and medical treatment; daycare; school bus drop off/pick up; transportation to/from Boys & Girls club.

What would you like this property to change about the services it offers?

- Most residents are satisfied. One resident would like unrestricted access by visitors.

What services would you like to have at this property that are not currently offered?

- *GED program; CPR training; Health Insurance information

To what extent do you feel you're able to access healthcare/education/employment services and opportunities in the wider community? What barriers, if any, limit this access?

- *One resident would like to have onsite to job fairs. Other residents said they have presentations on health insurance, jobs, and training opportunities. No barriers cited.

(*I checked with Barry Nix and also a Wellcare representative. Residents have access to information on health insurance, job, and educational opportunities through periodic presentations by partners).

Questions for Property Staff

How do you track residents' use of services and amenities?

- Counselors oversee supportive services, and keep track of residents' attendance at counseling sessions.
- HIPPA precludes any discussion of residents.

How do you track outcomes – the impact of residents' use of services and amenities?

- Residents move through the program under guidance from counselors.

Which DCA programs do you have experience with?

- Tax credit property management; HOME loan for construction.

How can DCA better serve this property, its residents, and you as its staff?

- Would like to see DCA resume compliance management training workshops (specific to DCA programs), as in-person training is very useful and highly valued.

Grace Crossing

City and county: Statesboro / Bulloch County
 Date: January 23, 2018
 Time/Length of engagement: 10 – 10:40am
 Number of residents present: 7
 Property staff contact: Sandra Clay
 DCA representative: Teresa Concannon

Questions for Residents

Which DCA rental assistance programs, if any, do you utilize?

- Some residents use HCV

What do you like most about living at this property? What do you like least?

- Like most: Property is well maintained. Residents like the manager and maintenance staff. Property is quiet; a nice neighborhood. Community is small.
- Like least: Limited access to transportation. Residents think only Medicaid recipients can use van transport.

What improvements to your unit or this property would better meet your/your family's needs?

- Residents would prefer tile flooring over carpet. Carpet is expensive to clean. Tile floors would be easier and cheaper to keep clean. The carpet is indoor-outdoor, and not soft (in case of a fall).
- Residents would like to have larger refrigerators/freezers in their units, or access to a large freezer in community building. There is an additional fee to have an outlet installed in each unit's exterior utility room, but they could install small freezer there.

What services do you regularly use at this property?

- Coffee mornings twice per month; exercise facility; quarterly workshops on subjects such as Medicare/Medicaid.

What would you like this property to change about the services it offers?

- Property management should provide a secure lockbox for rent deposits. There have been thefts of checks/money orders from the outdoor box. Western Union reimbursed the loss; Walmart did not.

What services would you like to have at this property that are not currently offered?

- Residents would like a pool.
- Residents would like access to better cable and internet service (property manager is trying to get additional cable provider to lay cable into complex).
- Residents do not like or use the mini golf area, and would like to see it removed.
- Residents would like to have an onsite manager day and night, in case of medical emergency. Currently, manager must be contacted through answering service (after hours) to come to the complex and open an apartment for medical personnel.

To what extent do you feel you're able to access healthcare/education/employment services and opportunities in the wider community? What barriers, if any, limit this access?

- Residents enjoy the quarterly workshops on health insurance, but would like to get more information on the Bulloch County senior center operated by Concerted Services.
- *Residents believe they do not have access to transportation to the senior center or programs for seniors at the county recreation department.
- Residents often do not have smartphones, home computers or internet access in their apartments, so they cannot easily access Uber for transportation.

(*I forwarded the Coastal Regional Coaches website to the property manager. The coaches are available to all, for a small fee.)

Questions for Property Staff

How do you track residents' use of services and amenities?

- There is a sign-in sheet for all activities/workshops.

How do you track outcomes – the impact of residents' use of services and amenities?

- Property manager relies on feedback from residents.
- Residents do not like or use the outdoor amenities (mini golf and shuffleboard).

Which DCA programs do you have experience with?

- Property manager is familiar with HCV and tax credit property management.

How can DCA better serve this property, its residents, and you as its staff?

- Property manager uses Grace Hill for online training

Ashley Woods Apartments

City and county: Stockbridge, Henry County

Date: 1/30/18

Time/Length of engagement: 4-5:30 pm

Number of residents present: 50

Property staff contact: Eva Schmidt, Leasing Specialist; Ranielle Oliver, Property Manager

DCA representative: Grace Baranowski & Emily Bowers

Property-Specific Information

- 128-unit development
- Current number of residents utilizing Section 8/Housing Choice Voucher: 53
- HOME Units: 10

Resident Discussion

- Residents appreciate these aspects of the property:
 - Friends and neighbors – community feel
 - Summer lunch program
 - Safe neighborhood
- Resident needs
 - Desired amenities
 - Activities and a space for high school and middle school kids. This is especially important for them during the summer months.
 - Younger kids also don't have a space to play, so they play in the parking lot. This causes safety concerns for residents and the kids.
 - Residents would like a basketball court.
 - Swings in playground
 - Desired programming
 - An after-school tutoring programs with activities and homework help
 - Financial classes, improving credit
- Experience with DCA programs
 - Difficult to get in touch with Norcross HCV office

Property Staff Discussion

- Uses sign-in-sheets to track resident usage of services, would be happy to share these with DCA staff.
- Echoed concerns over difficulty getting in touch with Norcross HCV office

Royal Oaks

City and county: Hinesville / Liberty County
 Date: February 1, 2018
 Time/Length of engagement: 1:05 – 1:20pm
 Number of residents present: 8
 Property staff contact: Lakisha Veliz
 DCA representative: Teresa Concannon

Questions for Residents

Which DCA rental assistance programs, if any, do you utilize?

No one attending the session receives rental support. All were interested in receiving HCV

What do you like most about living at this property? What do you like least?

- Like most: the playground for smaller children; having two bathrooms in the apartments; the community building and space for gatherings; the gazebo and barbecue area outside.
- Like least: Lack of play/sport facilities for the older children; lack of fitness/exercise room.

What improvements to your unit or this property would better meet your/your family's needs?

- Better quality paint on apartment walls. Current paint does not withstand normal wear and tear in a family apartment; wipes off when cleaning walls.
- Current grills in barbecue area are very small. Should replace with larger size grills.
- Add play/sports area for older children.
- Add playground equipment for special needs children.

What services do you regularly use at this property?

- Playground; gazebo and grills in barbecue area; laundry room.

What would you like this property to change about the services it offers?

- Add a fitness room and play/sports area for older children.
- Add special needs playground equipment to current play area.

What services would you like to have at this property that are not currently offered?

- Replace meeting room in community building with a fitness/exercise room;
- add more disabled access parking spots and sidewalk ramps for older/disabled residents;
- add dumpsters close to each building

To what extent do you feel you're able to access healthcare/education/employment services and opportunities in the wider community? What barriers, if any, limit this access?

- Bus stops right outside gate. Very convenient to local opportunities.

Questions for Property Staff

How do you track residents' use of services and amenities?

- Sign-in sheets; security cameras in computer lab.

How do you track outcomes – the impact of residents' use of services and amenities?

- Parents express satisfaction with playground area used by smaller children.

Which DCA programs do you have experience with?

- HCV

How can DCA better serve this property, its residents, and you as its staff?

- Satisfied with DCA training opportunities offered online.

IRC Civics + ESL Class (1)

Date: January 29, 2018

Location: International Rescue Committee

Length of engagement: 45 min

DCA representative: Bithia Ratnasamy

Host: Lauren Mertens (IRC English Literacy and Civics Coordinator)

Audience: 10 refugees

1. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - a. Quality multi-family rental
 - b. Supportive housing for individuals experiencing homelessness
2. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - i. Rental:
 1. High rent
 2. Large deposits required upfront
 3. Utilities are inefficient when buildings are old
 4. Language / communication with landlord
 - ii. Living situations for individuals with disabilities
 - iii.
3. Policy suggestions?
 - a. Many of the women in this class do not drive and rely completely on family members or MARTA. They repeated the need for housing in walkable or transit-oriented development where pedestrians (including children) are safe. They noted the importance of sidewalks, clear crosswalks, and lighting.
 - b. Accordingly, they suggested new affordable housing be located near the following amenities:
 - i. Community centers (including religious institutions)
 - ii. Grocery store
 - iii. Daycare

Homelessness and Special Needs

1. How do you think we could better address this need? Street outreach? More homeless shelters? Emergency lodging (hotel/motel)? Rapid re-housing? Homelessness prevention?
 - a. More shelters and very affordable housing with services
 - b. Prevention – workforce development, rent assistance in emergency situations

IRC Civics + ESL Class (2)

Date: January 31, 2018

Location: The Lakes at Indian Creek Apartment Complex (791 N. Indian Creek Drive, Clarkston, GA 30021)

Length of engagement: 30 min

DCA representative: Bithia Ratnasamy

Host: Lauren Mertens (IRC English Literacy and Civics Coordinator)

Audience: 15 refugees

1. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - a. Affordable rental housing
2. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - i. Rental:
 1. Demand for affordable rentals exists with continuous refugee re-settlement efforts in Clarkston
 2. Many refugee women do not drive so demand for housing near bus lines or in walking distance to existing amenities is high. With this specific demand, rent rates increase.
3. Policy suggestions?
 - a. The participants suggested new affordable housing be located near the following amenities:
 - i. Good schools
 - ii. Jobs
 - iii. Grocery stores
 - iv. Banks
 - b. Refugees also would benefit from Fair Housing resources. They receive a training during their orientation, but since they receive so much other information at the time, having follow-up classes or education would be beneficial. Many reported having landlords who were slow to respond to requests for repairs.

IRC Civics + ESL Class (3)

Date: January 31, 2018

Location: Memorial Drive Presbyterian Church (5140 Memorial Drive Stone Mountain, GA 30083)

Length of engagement: 45 minutes

DCA representative: Bithia Ratnasamy

Host: Lauren Mertens (IRC English Literacy and Civics Coordinator)

Audience: 16 refugees

1. What are the most important housing needs in your community? (Rental, senior housing, single family, transitional housing, etc.)
 - a. Affordable rental housing: multi-family
 - b. Affordable rental housing: single family
 - c. Homeownership
2. What are some barriers to meeting your need around (rental/senior/single family/transitional) housing? (Be sure to identify the unique barriers to each need)
 - i. Rental:
 1. Limited development of affordable single family
 2. Limited development of affordable multi-family apartments that are big enough for large families
3. Policy suggestions?
 - a. The participants suggested new affordable housing be located near the following amenities:
 - i. Public transportation (bus)
 - ii. Safe places to walk and bike
 - iii. Educational resources
 1. Schools
 2. Training centers/workforce development for adults
 - iv. Grocery store or market
 - v. Pharmacy/hospital
 - vi. Employment centers
 - vii. Daycare
 - viii. Pool
 - ix. Park

Antigua Place Phase 1

Information

Name of property: Antigua Place Phase I
City and county: Moultrie, Colquitt County
Date: February 13, 2018
Time/Length of engagement: 4:00pm – 5:30pm
Number of residents present: 14
Property staff contact: Rita Jackson
DCA representative: Dean Nelson, Housing Outreach Coordinator

Questions for Residents

- Which DCA rental assistance programs, if any, do you utilize?
 - None
- What do you like most about living at this property? What do you like least?
 - Most
 - Safe and clean
 - Best manager
 - Maintenance good here
 - Activities
 - Quiet
 - Must be 55 to live here and not teenagers
 - No crime
 - There are quiet periods during the day
 - Drug and smoke-free environment
 - Location is good
 - Close to Wal-Mart
 - No young people
 - We have a nice manager that listens
 - Least
 - Limited transportation
 - It is hard to keep the carpet clean
 - The rent goes up yearly
- What improvements to your unit or this property would better meet your/your family's needs?
 - More lighting
 - Automatic drafts for monthly rent
 - The lights by the dumpsters need to be fixed
 - Too many stray cats
 - The gate that leads to Wal-Mart is always open
- What services do you regularly use at this property?
 - Exercise room
 - Movie/game days

- Potlucks
- Manager is very helpful
- What would you like this property to change about the services it offers?
 - More lighting
 - The rent is high. It needs to be lowered for single individuals
 - The gym needs to be open later in the evening
 - Add more computers
 - Add 2nd gym to other side of the apartments
 - Residents would like access to guest WIFI
- What services would you like to have at this property that are not currently offered?
 - WIFI access
- To what extent do you feel you're able to access healthcare/education/employment services and opportunities in the wider community? What barriers, if any, limit this access?
 - Transportation can be a barrier because there is no public transportation or cab services

Questions for Property Staff

- How do you track residents' use of services and amenities?
 - Sign-in sheets
- How do you track outcomes – the impact of residents' use of services and amenities?
 - Outcomes are not tracked.
- Which DCA programs do you have experience with?
 - LIHTC
 - Section 8
- How can DCA better serve this property, its residents, and you as its staff?
 - Open the Section 8 waiting list
- How many units are HOME units, if any?
 - 72
- How many residents use Housing Choice Vouchers/Section 8/any other rental assistance.
 - 7

Paradise Estates

Information

Name of property: Paradise Estates
City and county: Sylvester, Worth County
Date: February 13, 2018
Time/Length of engagement: 11:30am – 1:00pm
Number of residents present: 3
Property staff contact: Judy Hall, Reese Lancaster, Beverly Drayton
DCA representative: Dean Nelson, Housing Outreach Coordinator

Questions for Residents

- Which DCA rental assistance programs, if any, do you utilize?
 - None
- What do you like most about living at this property? What do you like least?
 - Most
 - The community is always clean
 - The management does a great job
 - Love the utility bills
 - Quiet with good neighbors
 - Good area
 - Least
 - Stairs
 - There is only one choice for cable services and it is expensive
- What improvements to your unit or this property would better meet your/your family's needs?
 - The lights need work upstairs. The sensors are not light the bulbs bright enough.
- What services do you regularly use at this property?
 - Computer
 - Gym
 - Laundry
 - Club house
 - Playground
 - Walking trail
 - Playing fields
- What would you like this property to change about the services it offers?
 - Residents would like more events like monthly potlucks, movie nights, and game nights
 - Monthly financial literacy programs
- What services would you like to have at this property that are not currently offered?
 - We have pretty much everything offered within reason

- We would like a basketball court, possibly a goal at one end of the tennis court that can be moved when not in use.
- To what extent do you feel you're able to access healthcare/education/employment services and opportunities in the wider community? What barriers, if any, limit this access?
 - It is easy to get to everything in town.
 - No barriers

Questions for Property Staff

- How do you track residents' use of services and amenities?
 - Residents sign in and out
- How do you track outcomes – the impact of residents' use of services and amenities?
 - Outcomes are not tracked
- Which DCA programs do you have experience with?
 - LIHTC
 - Housing Counseling
 - HOME
- How can DCA better serve this property, its residents, and you as its staff?
 - DCA should offer more online classes that are free for property managers. This will help offset the cost of training requirements for on-site staff. The cheapest training is \$115.
 - Send alerts to management companies about updated information, especially when laws or forms have changed.
 - The QAP should allow for points when a property like Paradise Estates wants to do a 2nd phase for land already owned by the current development, allowing for points to continue developing.
 - Would like for the CHDO application to be different because it currently favors larger developers making rural nonprofits unable to compete.
 - Smaller areas have most need so there needs to be something to assist with their development.
 - Revamp the way DCA looks at smaller developers
- How many units are HOME units, if any?
 - 43
- How many residents use Housing Choice Vouchers/Section 8/any other rental assistance.
 - 2

Brentwood Place

Information

Name of property: Brentwood Place
 City and county: Forsyth, Monroe County
 Date: February 14, 2018
 Time/Length of engagement: 10:30pm – 12:30pm
 Number of residents present: 6
 Property staff contact: Susie Jones
 DCA representative: Dean Nelson, Housing Outreach Coordinator

Questions for Residents

- Which DCA rental assistance programs, if any, do you utilize?
 - Section 8
- What do you like most about living at this property? What do you like least?
 - Most
 - Management and maintenance staff
 - Top notch maintenance and manager
 - Grounds are maintained beautifully and apartments are in tip top condition
 - Neighbors
 - Neighbors and staff are family and take care of you when sick
 - If there is trouble the manager sorts it out and gets it out of the complex
 - Every holiday there is a theme
 - Everybody is cordial and friendly, neighbors check on each other
 - You feel safe and secure
 - The manager is careful about following residency requirements
 - The community is a small interactive community
 - Apartments are really high quality
 - Residents really love the kitchen and sunrooms and patios
 - Maintenance will always go above and beyond by helping residents with rides to the front gate, office. Maintenance will also assist by taking trash to the dumpsters.
 - Management explained the rules/regulations and lease very carefully
 - The staff are very personable and develop a friendship and take care of emergencies quickly
 - Least
 - Residents wish there was more sound proofing between walls and ceilings.
 - Residents would like a swimming pool
 - Residents wish the gate extended to the tree line and was pedestrian as well as vehicle gated
 - The dumpsters are too far away from some of the handicapped units, and would like them placed closer for people without cars.
- What improvements to your unit or this property would better meet your/your family's needs?

- Trash and mailboxes are should be in an area easier for residents to get to
 - Extend gate to be a pedestrian gate with a key card entrance
 - The utility closet is very loud
- What services do you regularly use at this property?
 - Management
 - Computer and printer
 - Gym/fitness room
 - Washers and dryers
 - Newspapers
 - Coffee bar
 - The syndicator will pay for camps and college scholarships, and provides funding for educational activities for the residents.
 - Outdoor theatre system
- What would you like this property to change about the services it offers?
 - Would like an exercise program
- What services would you like to have at this property that are not currently offered?
 - Residents would like more supportive services available to them for when they lose an income stream.
 - Section 8 needs to open as a safety net for current residents who may have a difficult time paying
- To what extent do you feel you're able to access healthcare/education/employment services and opportunities in the wider community? What barriers, if any, limit this access?
 - Transportation to shopping, hospitals, and healthcare can be a barrier.
 - They are close to Macon so many offices are opening satellite offices
 - Affordable Care Act patients must go to Dublin for healthcare

Questions for Property Staff

- How do you track residents' use of services and amenities?
 - Key cards for fitness center
- How do you track outcomes – the impact of residents' use of services and amenities?
 - Key cards
- Which DCA programs do you have experience with?
 - LIHTC
 - HOME
 - Section 8
 - Section 811

- How can DCA better serve this property, its residents, and you as its staff?
 - Make the Section 811 program work better for current residents that may have lost their income from a social service agency
 - Better communication with DCA
 - Less paperwork. The quality of management suffers due to the amount of paperwork required.
- How many units are HOME units, if any?
 - 79
- How many residents use Housing Choice Vouchers/Section 8/any other rental assistance.
 - Housing Choice Vouchers – 2
 - Section 811 - 1

*Courtes de Emerald***Information**

Name of property: Courtes de Emerald
 City and county: Bainbridge, Decatur County
 Date: February 15, 2018
 Time/Length of engagement: 11:00pm – 12:30pm
 Number of residents present: 5
 Property staff contact: Reese Lancaster
 DCA representative: Dean Nelson, Housing Outreach Coordinator

Questions for Residents

- Which DCA rental assistance programs, if any, do you utilize?
 - Section 8
- What do you like most about living at this property? What do you like least?
 - Most
 - Quiet and no trouble
 - Clean
 - Everybody minds their own business
 - You don't have to worry about your kids
 - The property is neat
 - Least
 - I prefer to have my own house
 - Don't like cleaning the carpet
 - Playgrounds need to be updated with more baby swings and a basketball goal.
 - Would like form space in the unit for dining table and chairs
 - Need more room for storage
 - Some units do not have dishwashers
 - Need bigger kitchens
 - Would like an assistant manager at the property
- What improvements to your unit or this property would better meet your/your family's needs?
 - Would like more playground equipment at the other end of the property, and would like to have playground upgraded.
 - More sheltered area with covered picnic tables
 - Library for kids
 - WIFI
- What services do you regularly use at this property?
 - Playground
 - Gym
 - Community room
 - Picnic areas
 - Washer and dryers

- What would you like this property to change about the services it offers?
 - Would like for the gym to be opened longer than just during regular business hours
- What services would you like to have at this property that are not currently offered?
 - Summer activities for kids
 - Back to school supplies for kids
 - Monthly community meetings
 - Anti-bullying programs
- To what extent do you feel you're able to access healthcare/education/employment services and opportunities in the wider community? What barriers, if any, limit this access?
 - Bullying can make it difficult to access services

Questions for Property Staff

- How do you track residents' use of services and amenities?
 - Sign in sheets
- How do you track outcomes – the impact of residents' use of services and amenities?
 - Outcomes are not tracked
- Which DCA programs do you have experience with?
 - LIHTC
 - HOME
 - Section 8
- How can DCA better serve this property, its residents, and you as its staff?
 - Better income limits because they are too low. If the income limits were higher more people could meet the requirements to live here.
- How many units are HOME units, if any?
 - 23
- How many residents use Housing Choice Vouchers/Section 8/any other rental assistance.
 - None

Savannah Gardens

Information

Name of property:	Savannah Gardens
City and county:	Savannah / Chatham County
Date:	February 22, 2018
Time/Length of engagement:	5:20 – 5:35pm
Number of residents present:	3
Property staff contact:	Shaniqua Gunther
DCA representative:	Teresa Concannon

Questions for Residents

- *What do you like most about living at this property? What do you like least?*

Most: The property is nice compared to the housing it replaced. The property is well-maintained; they do what they can with the budget they have. The playgrounds are nice for the younger children.

Least: Crime in surrounding areas of city. No facilities for older children and teens.

- *What improvements to your unit or this property would better meet your/your family's needs?*

Add facilities for older children and teenagers. Overall, very happy with property and maintenance.

- *What services do you regularly use at this property?*

Community gatherings and meetings; blood pressure checks; GED programs, when they were offered in the past. Afterschool programs, when they were offered in the past.

- *What would you like this property to change about the services it offers?*

Sometimes the scheduled event time is not convenient for working adults.

- *What services would you like to have at this property that are not currently offered?*

Parents would like to see summer programs for kids.

- *To what extent do you feel you're able to access healthcare/education/employment services and opportunities in the wider community? What barriers, if any, limit this access?*

Yes – bus stop is nearby. The property is situated within walking distance to amenities. Food trucks come onsite; SNAP renewals onsite, etc.

Thomson CDBG Pre-Application Public Hearing

Name of meeting: Thomson CDBG Pre-Application Public Hearing

Date: February 26, 2018

Presenter: Teresa Concannon

Location: Thomson Public Housing Authority

Length of engagement: 5 – 5:30 pm

Host: Linda Grijalva, CSRARC

Audience: 1 attendee; Sign-in sheet attached

Modules used: Community Development

Community Development

1. *What has been your experience with CDBG?*
Ms. Parks was familiar with city and countywide CDBG-funded efforts, including the Boys & Girls Club building adjacent to the PHA property.
2. *What suggestions do you have for DCA to improve its CDBG program?*
Satisfied with CDBG activity in county.
3. *What are some important community development/infrastructure needs in your community?*
Remove blight and dilapidated housing. Rebuild housing.
4. *What are barriers preventing you from meeting these needs?*
Community members do not show interest in projects; do not attend meetings; do not shape local agenda. Community needs to get involved.

Thomson
2017 CDBG Pre-Application Public Hearing
February 26, 2018 at 5:00 pm

1. Gaycelyn Parks
2. LLDax Brizawa
3. Teresa Cancanna
4. _____
5. _____
6. _____
7. _____

Resident Survey

Respondent Demographics

Resident Survey respondents were clustered in Region 1—the most northwest corner of Georgia. However, respondents from every region, except for Region 2, contributed to this survey.

The majority of Resident Survey respondents owned their living space (80.77%) and occupied a single-family house (82.17%). The largest share of respondents lived with their spouse/partner (68.48%), and 34.78% also lived with their children. Over half of respondents work full-time (57.89%), while almost a third (29.47%) are retired. Women represent almost three-quarters (72.04%) of respondents.

A sizeable share (33.68%) of Resident Survey reported having a disability of any type—physical, mental, intellectual or developmental.

What is your zip code?

County	Region	Responses	Region Sub-totals
Catoosa (30736)	1	1	Region 1 Subtotal: 107
Chattooga (30753)	1	1	
Dade (30738)	1	2	
Walker (30707, 13; 30725, 6; 30728, 14; 30739, 6; 30741, 64)	1	103	
Cobb (30066)	3	1	Region 3 Subtotal: 2
Fulton (30097)	3	1	
Carroll (30108)	4	1	Region 4 Subtotal: 3
Lamar (30204)	4	2	
Elbert (30635)	5	1	Region 5 Subtotal: 3
Oconee (30677)	5	1	
Walton (30656)	5	1	
Jones (31032)	6	1	Region 6 Subtotal: 1
Jenkins (30442)	7	1	Region 7 Subtotal: 3
Warren (30828)	7	2	
Harris (31807, 1; 31822, 1)	8	2	Region 8 Subtotal: 4
Muscogee (31820, 1; 31907, 1)	8	2	
Emmanuel/Johnson (31002)	9	1	Region 9 Subtotal: 2
Wayne (31545)	9	1	
Lowndes (31605)	11	1	Region 11 Subtotal: 2
Ware (31501)	11	1	
Liberty (31313)	12	2	Region 12 Subtotal: 2
Hamilton (TN) (37401)	N/A	1	Non-Georgia Respondent: 1
	Total	130	

Do you own or rent?

Answer Choices	Responses	
Own	80.77%	105
Rent	17.69%	23
Living with others but not paying rent or mortgage	1.54%	2
	Answered	130

What type of housing unit do you currently live in?

Answer Choices	Responses	
Single family home/house	82.17%	106
Mobile home/trailer	9.30%	12
Duplex/triplex/fourplex	3.88%	5
Apartment or condo unit in an apartment or condo building	3.88%	5
Retirement community/independent living/assisted living	0.78%	1
Townhome	0.00%	0
Student housing	0.00%	0
Other (please specify)	0.00%	0
	Answered	129

Are you...?

Answer Choices	Responses	
Living with spouse/partner and children	34.78%	32
Living with spouse/partner	33.70%	31
Single living alone	9.78%	9
Single living with other adult family members	5.43%	5
Single living with children	4.35%	4
Living with spouse/partner and other adult family members	4.35%	4
Living with spouse/partner, children, and other adult family members	4.35%	4
Single living with children and other adult family members	1.09%	1
Living with spouse/partner, children, and roommates/friends	1.09%	1
Other (please specify)	1.09%	1
Single living with roommates/friends	0.00%	0
Single living with children and roommates/friends	0.00%	0
Living with spouse/partner and roommates/friends	0.00%	0
	Answered	92

How many people, including yourself, currently live in your home or apartment?

Answer Choices	Responses	
Two	40.43%	38
Three	23.40%	22
Four	19.15%	18
One/I live alone	9.57%	9
Five or more	7.45%	7
	Answered	94

Are you currently employed...?

Answer Choices	Responses	
Full time	57.89%	55
Retired	29.47%	28
Part time	5.26%	5
Want to work but am unemployed	4.21%	4
Not employed by choice	3.16%	3
	Answered	95

Do you or any member of your household have a disability of any type – physical, mental, intellectual, or developmental?

Answer Choices	Responses	
No	66.32%	63
Yes	33.68%	32
	Answered	95

What is the gender you identify with?

Answer Choices	Responses	
Female	72.04%	67
Male	27.96%	26
Other (please specify)	0.00%	0
	Answered	93

Homeownership

Most respondents (75.44%) are already homeowners. Very few (5 respondents) have been affected by a foreclosure, and only 3 respondents reported that this foreclosure happened in their current community. Slightly more respondents (10) are “underwater.” Respondents indicate a strong need for repairs, with exterior repair needs slightly outweighing interior repair needs. Respondents also indicate that renting can be a barrier to accomplishing housing repairs, depending on landlord behavior.

Which of the following best describes your current preference?

Answer Choices	Responses	
N/A - I'm a homeowner	75.44%	86
I would prefer to be a homeowner within the next 5 years	16.67%	19
I prefer to continue renting for the next 5 years	7.89%	9
	Answered	114

If you are interested in buying a home in your community, why haven't you yet made a purchase?

Answer Choices	Responses	
Other (please specify)	54.00%	54
I can't find something I want to buy	14.00%	14
I do not have enough money for a down payment	13.00%	13
I have poor credit	9.00%	9
I can't afford maintenance costs associated with homeownership	7.00%	7
I can't afford a mortgage	3.00%	3
	Answered	100

Other: (54)

- Already own a home/NA (42)
- Don't want to stay in their community (4), including:
 - “Poor run county”
 - “Too many drug dealers in the area”
 - “Not staying more than 5 years in this area”
- Don't want to move (3)
- Unable or unwilling to manage buying and/or owning a home (5), including:
 - “Value of my home down because county had not made neighbors clean their properties”
 - “Need repairs”

In the past 10 years, have you lost a house to foreclosure?

Answer Choices	Responses	
No	95.69%	111
Yes	4.31%	5
	Answered	116

If yes to foreclosure, did the foreclosure occur in your community?

Only three of 32 respondents responded that the foreclosure did occur in their community.

If yes to foreclosure, where did you move after the foreclosure?

Answer Choices	Responses	
Other (please specify)	76.00%	19
I found a home/apartment to rent	12.00%	3
I moved in with friends/family	12.00%	3
I became homeless	0.00%	0
I moved to a different city	0.00%	0
	Answered	25

Are you worried about not being able to make your mortgage payments or your home being foreclosed upon?

Answer Choices	Responses	
No	70.09%	82
N/A - I'm a renter	15.38%	18
Yes	14.53%	17
	Answered	117

Do you currently owe more on your home than it is worth (e.g., "underwater")?

Answer Choices	Responses	
No	73.73%	87
N/A - I'm a renter	17.80%	21
Yes	8.47%	10
	Answered	118

Do you need any of the following repairs or maintenance to your home or apartment? Check the following that need repairs or replacement.

Answer Choices	Responses	
Exterior Repairs or Maintenance	42.05%	37
Landscaping (e.g., tree/bush pruning, weeds)	39.77%	35
Windows	37.50%	33
Gutter	36.36%	32
Driveway	31.82%	28
Porch	23.86%	21
Roof	21.59%	19
Sidewalk	9.09%	8
	Answered	88

Other:

- None/NA (10)

- Interior Structural (7), including:
 - “Foundation”
 - “Floors fixed my son is blind and handicap and it’s just the 2 of us since his dad passed away”
 - “Water damage led top floors being removed but not replaced. Basement constantly floods, roof leaks.”
- Plumbing (2)
- Pest control (1)

Which of the repairs you identified previously (exterior and interior) is most needed?

- Exterior (48), including roof, gutters, windows, sidewalk, siding, painting, and landscape
- Interior (26), including heating/cooling/HVAC, plumbing, foundation, and floors
- Both interior and exterior (9)
- None/NA (6)

Why haven’t the repairs you need been made?

Answer Choices	Responses	
I can’t afford to make the repairs	44.58%	37
I will make the repairs myself but haven’t had the time.	18.07%	15
Other (please specify)	14.46%	12
I rent and my landlord won’t make the repairs when I ask.	13.25%	11
I want to hire someone to make the repairs but can’t find a contractor.	9.64%	8
	Answered	83

Other (12):

- None/NA (9), including
 - “I have very low rent. The landlords are wonderful. I just don't want people in and out of my home making repairs. Plus, more than anything, we never complain to them. We usually make repairs ourselves. They would gladly fix anything that needs to be fixed but I like my very low rent.”
- Time (2)
- “We must make more internal efforts before the landlord will spend money for a professional”

Homelessness Risk and Prevalence

Very few (4) respondents have experienced homelessness in the past five years. Foreclosure, domestic disputes, and evictions caused respondents' homelessness. Slightly more respondents (9) have had to skip a mortgage or rent payment, with 29.59% (29 respondents) having to find additional employment to maintain their living arrangements.

Have you experienced homelessness in the past five years?

Answer Choices	Responses	
No	96.00%	96
Yes	4.00%	4
	Answered	100

(If yes to homelessness) What caused you to be homeless? Check all that apply.

Answer Choices	Responses	
Other (please specify)	77.27%	17
Home was foreclosed on	4.55%	1
Was living with family/friends and they kicked me out of the house	4.55%	1
Was evicted from apartment	4.55%	1
Was moving away from domestic violence	4.55%	1
Harassed by landlords/neighbors and had to move	4.55%	1
Lost job	0.00%	0
Cut back on hours/paycheck reduced	0.00%	0
Couldn't pay medical bills	0.00%	0
Experienced bankruptcy	0.00%	0
Went into substance abuse treatment	0.00%	0
Spouse/partner/roommate wouldn't pay rent/mortgage	0.00%	0
	Answered	22

Other, please specify (17)

- NA/Not homeless: 15
- None: 2

In the past six months, have you ever had to skip a mortgage or rent payment?

Answer Choices	Responses	
No	90.63%	87
Yes	9.38%	9
	Answered	96

In the past year, have you/members of your household had to find additional employment to afford rent/mortgage/property taxes/heating bills/major home repairs/other expenses?

Answer Choices	Responses	
No	70.41%	69
Yes	29.59%	29
	Answered	98

Community Amenities

Respondents emphasized the need to improve low-income communities by reducing crime (53.97%), cleaning up environmental hazards (44.44%), and moving high-paying jobs (33.33%). Housing cost and size, as well as location, were important factors in choosing their home. Road (57.89%) and sidewalk (21.05%) improvements ranked highly in needed community amenities, as well as local businesses (36.84%) and parks/recreation opportunities (21.05%).

Rate your agreement with this statement: The community benefits of living in my community –good schools, access to parks/recreation, access to jobs—are available to all residents, regardless of where they live in the community.

The weighted average of the 94 responses was 5.31—“neutral.”

	Disagree	2	3	4	Neutral	6	7	8	Strongly Agree	
Responses	7.45%	6.38%	12.77%	8.51%	20.21%	12.77%	10.64%	5.32%	15.96%	
	7	6	12	8	19	12	10	5	15	94

If you disagreed with the above statement, what three things would you change to improve the distribution of community benefits?

Answer Choices	Responses	
Reduce crime in low-income communities	53.97%	34
Clean up environmental hazards in low-income communities	44.44%	28
Make high-paying jobs closer to low-income neighborhoods	33.33%	21
Distribute affordable housing to rent among all neighborhoods in my community	31.75%	20
Ensure that healthy food is available in all neighborhoods	30.16%	19
Expand transit access	28.57%	18
Make sidewalks/parks more accessible to persons with disabilities	26.98%	17
Allow children to attend schools outside of their neighborhoods	26.98%	17
Distribute affordable housing to buy among all neighborhoods in my community	20.63%	13
Ensure that Section 8 is available in all parts of the community	14.29%	9
Other (please specify)	11.11%	7
Distribute banks throughout my community	9.52%	6
	Answered	63

Other (please specify)

- None/NA (2), including
 - “I live in a gated community.”
- “Have people who will help in getting repairs done to your house”
- “Get rid of section 8 and low income housing”
- “Creation of better paying jobs with benefits in Walker county/lafayette ga area.”

What factors were most important to you in choosing your current home/apartment and neighborhood in which you live? Check three most important factors.

Answer Choices	Responses	
Cost/I could afford it.	56.84%	54
I liked the housing and/or yard	37.89%	36
Size of housing (no. of bedrooms) worked for me/my family	37.89%	36
I wanted to be near friends or family	23.16%	22
Just liked the neighborhood	22.11%	21
Low crime rate/safe neighborhood	20.00%	19
Close to work/job opportunities	16.84%	16
Other (please specify)	15.79%	15
Landlord allows dogs or other pets	9.47%	9
Close to qualify public schools/school district	8.42%	8
Close to restaurants/entertainment/shopping	4.21%	4
Close to healthcare facilities and services	4.21%	4
I felt I fit in the neighborhood	4.21%	4
Close to trail system/parks/recreation	3.16%	3
Liked the apartment amenities (e.g., washer/dryer, quality of kitchen appliances)	2.11%	2
Close to senior services or a senior community	1.05%	1
I/we are disabled and require the accessibility/handicapped improvements offered here	1.05%	1
I found a landlord that takes Section 8	0.00%	0
Close to bus/transit stops	0.00%	0
	Answered	95

Other (please specify):

- Family/inherited home (6)
- Affordability/cost (3)
- Close to work/job opportunities (2), including:
 - “It was our church parsonage and my husband is pastor”
 - At the time husband's job was nearby and my job was 10 miles away.
- Other (3):
 - “I Built It”
 - “Would sell tomorrow/ the area is bad but my house is upside down on the mortgage”
 - “I had to find a place to live in a short time frame.”

If you could add or improve any of the following amenities or services in your community, which would you choose? Please select up to three.

Answer Choices	Responses	
Road improvements	57.89%	55
Local businesses	36.84%	35
Parks/recreation opportunities	21.05%	20
Sidewalk improvements	21.05%	20
Healthcare services	21.05%	20
Affordable homes for purchase	21.05%	20
Affordable rental units	20.00%	19
Public transit	18.95%	18
Grocery stores	18.95%	18
Programs or services for children and youth	18.95%	18
Social services for low income residents	17.89%	17
Mental health services	12.63%	12
Programs or services for seniors	12.63%	12
Services for alcohol/drug abuse and recovery	11.58%	11
Childcare providers	8.42%	8
Services for victims/survivors of domestic violence	8.42%	8
Other (please specify)	8.42%	8
	Answered	95

Other (please specify) (8)

- Employment/retail (2), including:
 - “A steak house”
 - “More job opportunities and more and better restaurants in Walker county”
- Improved local government services (2)
 - “Animal, piling, fire dept. that responded more quickly. Animal control is useless and doesn’t do anything for the community”
 - “Garbage service”
- Disability services (2)
- Pedestrian access (1)
- “All and more”

If you had to move, how easy or difficult would it be to find an affordable rental unit in your community on a scale of 0 to 9, where 0 indicates “extremely difficult” and 9 indicates “extremely easy”

The weighted average of the 114 responses was 3.41—slight disagreement. The largest share of respondents (17.54%, 20 respondents) selected “Not Applicable (I am a homeowner).”

	Extremely Difficult	1	2	3	Neutral	5	6	7	Extremely Easy	NA	
Response	33.33%	7.02%	10.53%	10.53%	14.04%	0.88%	2.63%	0.88%	2.63%	17.54%	
	38	8	12	12	16	1	3	1	3	20	114

Fair Housing

The slight majority of respondents indicated that they felt “that all residents” of their “community are treated equally.” However, 41.49% of respondents disagreed. Relatively few respondents (10) reported that they had ever felt discriminated against when looking for housing in their community; 7 were denied housing to rent or buy. However, 41.46% of all respondents would either not know what to do if faced with discrimination (27.23%) or do nothing (27.23%).

Do you feel that all residents of your community are treated equally?

Answer Choices	Responses	
Yes	58.51%	55
No	27.66%	26
If no, why not?	13.83%	13
	Answered	94

If no, why not? (13)

- Racial/socioeconomic divide (9)
 - “low income, poor treated different everywhere”
 - “Gap between rich and poor is substantial”
 - “Whites and rich are treated better than everyone else.”
 - “This is a very parochial county with great disparity in income, work availability and transportation. Those in poverty stay in generational poverty”
 - “Seems the lower income areas and rural areas are terribly neglected.”
 - “There is a racial divide here”
 - “Because of being Retired and/or low income”
 - “Ageism, racism, social standing”
- Local political atmosphere (3)
 - “Small town politics”
 - “Because if you are friends of certain people you get all the help you need”
 - “New to area, good ole boy network amongst residents”
- Unfair treatment (2)
 - “Slumlords take advantage of the poor”
 - “Drug dealers are treated better than law abiding citizens like myself and my family”

When you looked for housing in your community, did you ever feel you were discriminated against?

Answer Choices	Responses	
No	88.89%	80
Yes	11.11%	10
	Answered	90

In the past five years, have you ever been denied housing to rent or buy in your community?

Answer Choices	Responses	
No	52.13%	49
N/A: I have not looked for housing in my community in the past 5 years	40.43%	38
Yes, I was denied housing to rent	5.32%	5
Yes, I was denied housing to buy	2.13%	2
	Answered	94

If you felt you or someone you knew were discriminated against when looking for housing, what would you do?

Answer Choices	Responses	
I don't know what to do	20.73%	17
Nothing	20.73%	17
Contact a fair housing organization	14.63%	12
Contact City government/elected officials	14.63%	12
Look for help on the Internet	10.98%	9
Contact a lawyer/ACLU	8.54%	7
Other (please specify)	3.66%	3
Contact a Civil Rights group	2.44%	2
Contact HUD	2.44%	2
Contact a human rights group	1.22%	1
	Answered	82

Other (please specify): (3)

- N/A (2)
- Look elsewhere

Accessibility

The Resident Survey included a special section on accessibility concerns. A significant share of Resident Survey respondents (32, 33.68%) reported that they or a member of their household had a disability of any type—physical, mental, intellectual, or developmental.

Most respondents indicated that their community does have housing choices meeting their accessibility needs. A similar share indicated that their community does not have adequate housing choice for accessibility (13.83%) as indicated that their current living environment does not meet their accessibility needs (14.89%).

The majority (54.26%) of respondents, however, did indicate that their community did *not* have adequate amenities to meet their accessibility needs. Safe streetscapes were a key concern, with the majority of those providing comments noting that a lack of sidewalks created hazardous driving conditions for pedestrians and drivers.

Does your community have housing choices that provide homes that meet your accessibility needs?

Answer Choices	Responses	
N/A	47.87%	45
Yes	38.30%	36
No	13.83%	13
	Answered	94

Does the house, apartment, or mobile home you currently live in meet your or your family's accessibility needs? For example, grab bars in bathrooms, ramps into house, house alarm for non-verbal child.

Answer Choices	Responses	
Yes	58.51%	55
N/A	26.60%	25
No	14.89%	14
	Answered	94

Does your community have sidewalks, streets, and/or bus stops that meet your accessibility needs?

Answer Choices	Responses	
No	54.26%	51
Yes	45.74%	43
	Answered	94

If no, what improvements do you need to better meet your or your family's needs? Include any type of modification that are needed.

- Sidewalks (19)
- Public transportation (6)
- None/NA (4)
- Individual home repairs (3), including
 - "I am in need of flooring repairs and a bathroom remodel my son is blind and it would make it so much safer"
 - "Need a 1 level house but cannot sell my split level due to high taxes and neighborhood deteriorating"
- Paving roads (2)
- Other:
 - "Clean up the streets and enforce trash falling off garbage trucks on the way to the land fill"
 - "Handicap parking, accessible recreational facilities, affordable housing for people on a fixed income"
 - "Emergency phones along streets, more qualified and trained police and rescue, jobs, safety covering for bus stops, whole foods"

ESG/HOPWA Client Survey

DCA HOPWA and ESG program administrators sent a one-page survey to 69 subrecipients listed below on 1/18/18. By 2/1/18, these subrecipients had returned 47 surveys completed by direct clients.

ESG Subrecipients

- Action Ministries, Inc.
- Calvary Refuge Center
- Carrollton Housing Authority
- Dalton-Whitfield Community Development Corporation
- Decatur Cooperative Ministry, Inc.
- Gateway 24/7
- Gateway Behavioral Health Services
- Habersham Homeless Ministries
- Homeless Resource Network
- Good Neighbor Homeless Shelter
- Inner City Night Shelter
- MUST Ministries
- Nicholas House Inc.
- Rainbow Village
- Safe Harbor Children's Shelter
- South GA Partnership to End Homelessness
- The Center for Family Resources
- The Salvation Army - Augusta
- The Salvation Army – Red Shield Services
- The Salvation Army Metro Atlanta Area Command
- Carroll County Emergency Shelter
- CHRIS 180
- Open Arms, Inc.
- Advantage Behavioral Health System
- Avita Community partners
- Citizens Against Violence, Inc.
- City of Albany
- Columbus Alliance for Battered Women, Inc.
- CSRA Economic Opportunity Authority, Inc.
- Harmony House, Inc.
- New Horizons Community Service Board
- Northwest Georgia Family Crisis Center, Inc.
- Project Community Connections, Inc.
- SHARE HOUSE
- SafeHomes of Augusta
- Southwest Georgia Community Action Council, Inc.
- Travelers Aid of Metropolitan Atlanta, Inc.
- Hope Atlanta the Program of Travelers Aid
- Georgia Mountain Women's Center, Inc.
- Athens Area Homeless Shelter
- Battered Women's Shelter, Inc. (d/b/a The Haven)
- Chatham-Savannah Authority for the Homeless
- Covenant House Georgia, Inc.
- Fight Abuse in the Home in Rabun County, Inc.
- Georgia Law Center for the Homeless
- Habersham Homeless Ministries, Inc.
- House of Dawn, Inc.
- Macon-Bibb County EOC, Inc.
- Ninth District Opportunity, Inc.
- Peace Place, Inc.
- Rainbow Village, Inc.
- United Way of the Chattahoochee Valley
- Women in Need of God's Shelter, Inc.
- City of Hinesville Homeless Prevention Program
- Flint Circuit Council on Family Violence, Inc.
- City of Hinesville
- Drake House, Inc.
- City of Albany
- Georgia Law Center for the Homeless
- Salvation Army (Augusta)

HOPWA Subrecipients

- AIDS Athens, Inc.
- Action Ministries
- Comprehensive AIDS Resource Encounter, Inc.
- Homeless Resource Network, Inc.
- Laurens County Board of Health
- Living Room, Inc.
- Lowndes County Board of Health
- HOPE Center
- Union Mission, Inc.

ESG/HOPWA Client Survey Form

Are you *currently* homeless or *at risk of becoming* homeless? Yes No

If yes, is the first time you have experienced homelessness? Yes No

What caused you to be *currently* or *at risk of becoming* homeless? Check all that apply.

- ☐ Home was foreclosed on
- ☐ Lost job
- ☐ Cut back on hours/paycheck reduced
- ☐ Was living with family/friends and they kicked me out of the house
- ☐ Couldn't pay medical bills
- ☐ Experienced bankruptcy
- ☐ Was evicted from apartment
- ☐ Was moving away from domestic violence
- ☐ Harassed by landlords/neighbors and had to move
- ☐ Went into substance abuse treatment
- ☐ Spouse/partner/roommate wouldn't pay rent/mortgage
- ☐ Other (please specify)

In this table, please mark an X in the row for each type of assistance you are either currently seeking (Column A) or have received in the past (Column B).

	Column A	Column B
	What assistance do you need now?	What assistance have you received in the past?
Temporary Shelter		
Transitional Housing		
Permanent Housing		
Rent/Utility Assistance		
Case Management/Advocacy		
Supportive Services		
Food		
Transportation		
Child Care		
Other (please specify)		
Assistance with obtaining benefits		
Employment related		
Counseling		
Mental health		
Substance Abuse treatment		
Other (please specify)		

How did you find out about this agency (for example: United way 211, street outreach worker)?

ESG/HOPWA Client Survey Results

Are you currently homeless or at risk of becoming homeless?

Answer Choices	Responses	
Yes	84.78%	39
No	15.21%	7
	Answered	46

If yes, is the first time you have experienced homelessness?

Answer Choices	Responses	
Yes	54.54%	24
No	45.45%	20
	Answered	44

What caused you to be currently or at risk of becoming homeless? Check all that apply.

Answer Choices	Responses	
Lost job	31.11%	14
Was living with family/friends and they kicked me out of the house	26.67%	12
Was evicted from apartment	20.00%	9
Cut back on hours/paycheck reduced	15.56%	7
Went into substance abuse treatment	13.33%	6
Was moving away from domestic violence	6.67%	3
Spouse/partner/roommate wouldn't pay rent/mortgage	8.89%	4
Home was foreclosed on	4.44%	2
Harassed by landlords/neighbors and had to move	4.44%	2
Couldn't pay medical bills	0%	0
Experienced bankruptcy	0%	0
	Answered	45

What assistance do you need now?

Answer Choices	Responses	
Temporary Shelter	22.73%	10
Transitional Housing	20.45%	9
Permanent Housing	59.09%	26
Rent/Utility Assistance	50.00%	22
Case Management/Advocacy	20.45%	9
Supportive Services		
Food	34.09%	15
Transportation	45.45%	20
Child Care	4.55%	2
Other (please specify)		
Assistance with obtaining benefits	18.18%	8
Employment related	13.64%	6
Counseling		
Mental health	6.82%	3
Substance Abuse treatment	4.55%	2
Other (please specify)	0%	0
	Answered	44

What assistance have you received in the past?

Answer Choices	Responses	
Temporary Shelter	37.04%	10
Transitional Housing	11.11%	3
Permanent Housing	18.52%	5
Rent/Utility Assistance	29.63%	8
Case Management/Advocacy	25.93%	7
Supportive Services		
Food	29.63%	8
Transportation	25.93%	7
Child Care	11.11%	3
Other (please specify)	7.41%	2
Assistance with obtaining benefits	14.81%	4
Employment related	7.41%	2
Counseling		
Mental health	11.11%	3
Substance Abuse treatment	7.41%	2
Other (please specify)	3.70%	1
	Answered	27

How did you find out about this agency (for example: United way 211, street outreach worker

Answer Choices	Responses	
Service provider	21.43%	6
Church	17.86%	5
DV Shelter	14.29%	4
Friend/Relative	17.86%	5
Salvation Army	7.14%	2
United Way	7.14%	2
Internet / Word of Mouth	7.14%	2
Word of Mouth	7.14%	2
	Answered	28

Public Hearings

As required, DCA held a public hearing prior to the publication of the Consolidated Plan draft on Jan. 25, 2018. Public notices written in English and Spanish were posted in each “legal organ”—the legally recognized paper of each county—across the State of Georgia by the Georgia Newspaper Service.

Transcript

Below, a lightly edited transcript of discussion from this public hearing is included:

Attendee: Is Screven County connected to this program?

DCA: We do have a map that shows which jurisdiction is covered by our programs. I’m pretty sure they fall into our jurisdiction for HOPWA and ESG. The division of counties is a little different for ESG, and there are 8 other ESG entitlement areas in the state of Georgia. For CDBG, Screven does fall under the State’s CDBG area. It’s considered non-entitlement, meaning they have to come to the State of Georgia and compete for funding. We have an existing grant to a city within Screven County. It depends on whether or not they apply. It’s a local government act and resolution to apply for funding. They determine what’s in the application, they’re required to go through their own public hearing process locally to get the input of residents prior to the application. These ESG and HOPWA also have a MOD that goes out for public notice that outlines what our allocation process is. It is a competitive application process, but it is not limited to local governments. It’s also open to nonprofit and local boards of health. We do have local municipalities, so it’s sort of a mixed bag with ESG and HOPWA. For CDBG it’s not our decision that only local governments can apply, it’s a HUD requirement.

Attendee: So you laid out the program allocation chart, that’s based on a budget. You want to share the proposed budget?

DCA: Each program receives their own pot of money. These are best estimates, it’s Congressional allocation. Until Congress acts we don’t really know what the amount is going to be for the next program. From 2008 our allocations were going up. After 2008 the trend reduced, and the past couple of years we’ve been stable. Around \$30,000,000 for CDBG. For HOME it’s about \$15 million per year. For every year it is going slightly down, so we just use the last year’s number to project.

Attendee: I know you touched on the Congressional appropriation, we know this administration said they’re going to cut CDBG completely out. Is there any other news about that?

DCA: What we have is a breakdown of the 2018 budget – it’s passing continuing resolutions, if there’s not an agreement at the end of the fiscal year, and they eventually do pass funding, so the best I can tell, is that what’s coming out of the House and Senate appropriation committees, the numbers coming out from those committees are level funding at this point. In a long view, there have been previous administrations that talked about cutting this, the mayors, the county chairmen, let their representatives know how important it is, any attempt to eliminate it has been cut off pretty quickly. We have seen numbers reduced simply because the federal budget has been shrinking. If you do hear further talk about cutting or eliminating it, I would contact your elected officials to let them know how important the program is.

Attendee: In Screven County they don’t have a place for homeless disabled veterans.

DCA: The two programs here (ESG and HOPWA) are fairly specific. Any homeless veteran could avail themselves of that program, there is another program that is specifically for homeless veterans, called Supportive Services for Veteran Families, not administered by DCA. There are some fairly large regional programs out there, and we can look and see if there's one in your area. Starting with the VA is probably your best bet. Because of the uncertainty of the funding, we are already doing strategic planning about how we can collaborate with other funding and other entities to support the programs.

Attendee: I might have made that comment about measuring impact. How, if at all, does DCA's efforts to improve residents' quality of life get captured? What's the mechanism to allow for that at either a project level or a state level? How do you see how these projects are impacting people's lives over time?

DCA: All of our agencies are required to use HMIS that we use for case management. We use that to track outcomes. How long a person has been homeless? How many times a person has been homeless. How many first time instances of homelessness there are, are people becoming stably housed. HUD has mandated we track certain system wide measures, all that data is pulled out of HMIS. Just to explain what is HMIS, it's a database, all the agencies that receive these funds and serve these populations, they have to document this service. There is also point in time count done every other year. For CDBG, we use preliminary reports that identify issues that are problematic because of infrastructure, Applicants document spills, and what we do is, we monitor the programs as they're carried out, they're monitored so they're consistent with their application, so we primarily work to ensure that the project is carried out as planned. We also have an extensive process for documenting the number of people, and also following up at the beginning of the process, a survey is required, we know the number of people, the number of housing units, at the back end we go in and verify that, that the number of people have been served. There are criteria we have to provide to HUD. We have to provide the number of beneficiaries so it's an objective numeric count the way we measure benefit. We're very careful when we get an application to look at the area of benefit. When we think we understand the area of benefit, we have a target area, that target area must be predominantly lower-middle income.

Attendee: If the evaluation fairy came and gave you money, what kind of things would you want to know?

DCA: It'd be great to go back every 2-5 years and track life indicators. How much change of unemployment, or standard of living.

Attendee: Or testimonials?

DCA: We do hear feedback. As far as people keeping up with that data... we know that people have water coming out of their faucet. We don't have enough staff to get that data.

[Attendee: "Particularly as a private consultant, we do know things from being on the ground."]

DCA: Entitlement agencies gets up to 20% for their administration. We only get 3%, so we're limited. And we have to do more with less as our allocation declines. There is a final hearing as part of the CDBG close-out process, so there is an opportunity for people to express any comments. Unfortunately those are normally poorly attended. For water and sewer project, there's generally not a lot of people there to give a lot of input.

Submitted Recommendations



**COMBINED RECOMMENDATIONS FOR INCLUSION IN DCA’S 2018 – 2022
CONSOLIDATED PLAN FOR RESOURCES IN THE COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG), HOME, EMERGENCY SHELTER GRANTS AND HOUSING
FOR PEOPLE WITH AIDS PROGRAMS**

Revised March 23, 2017

The groups listed below, working through the SOPOS* Coalition, urge DCA to consider including the following priorities in the next 5 year Consolidated Plan, and the 1 year action plan for the HOME and CDBG programs:

**A. INCREASED SUPPORT FOR SUPPORTIVE HOUSING AND HOUSING FOR
EXTREMELY LOW INCOME (ELI) – this could be done by:**

- A set-aside for supportive housing of at least \$2 million from HOME funds, which could be combined with the LIHTC program;
- Increasing support for ELI households in all products when establishing the percent of AMI to be served
- Prioritize development of housing for clients receiving services from Emergency Shelter Grants (ESG) and Housing for People with AIDS (HOPWA);
- Setting the longest possible time for affordability of developments in order to ensure a lasting impact and avoid a quick disruption of affordability that would leave residents vulnerable.

B. SUPPORT FOR DCA’S HOME ACCESS PROGRAM – a minimum of \$5 million allocation is justified by current requests for such modifications that the program cannot fill, plus an increase in the numbers of people with mobility impairments from aging, war injuries, accidents and the on-set of debilitating illnesses.

C. SUPPORT FOR DISABLED FOSTER YOUTH AGING OUT OF FOSTER CARE

- Recommend this population be included in the housing needs assessment part of the plan
- Supportive housing resources need to be set aside for this population

**D. RECOMMENDATIONS TO INCREASE LOW-INCOME HOMEOWNER
OPPORTUNITIES**

- Partner with USDA Rural Development and the state's community development organizations serving rural Georgia to expand the range of the Georgia Dream program
- Increase funding and base administrative fees on a project delivery basis for HOME funded CHIP Program, given its effectiveness as a primary source for affordable housing.

E. RECOMMENDATIONS TO STRENGTHEN FAIR HOUSING AND EQUAL

OPPORTUNITY IN HOUSING IN GEORGIA – Given that fair housing activities are eligible activities in the CDBG program, and can be counted either as a “program administration” cost (subject to the 20% cap), or as a “public service” [subject to a 15% cap, Regs, Sec. 206(c) for entitlements], we urge consideration of funding for the following activities:

1. That the State grow capacity within Georgia by allocating funds to Georgia Legal Services Program and at least two other HUD-certified fair housing agencies within the State that conduct a wide array of activities such as: enforcement of fair housing laws; counseling; technical training for housing industry organizations; fair housing audits; education and outreach geared to the general public, jurisdictional staff, sub-recipients and Public Housing Authorities.
2. Increase funding for existing local fair housing and human rights agencies through a funding program to support education, outreach and enforcement of the Ga. Fair Housing Law. This should include a robust program of testing to document where discrimination is occurring.
3. Support and encourage the Georgia Commission on Equal Opportunity to reapply and regain HUD's Federal Fair Housing Assistance Program status.
4. Funding to conduct a sufficient number of technical assistance training hours to jurisdictional and sub-recipient staff, as well as DCA regional staff, to strongly encourage statewide solutions to housing discrimination and segregation.
5. Include funding for instructional materials on fair housing in the manuals utilized to manage the HOME Rental Housing Loan program .

For questions or comments, please contact Marty Collier, SOPOS Coalition* Coordinator, at 2mcollier@comcast.net or 404-936-9474.

Participating groups and contact persons:

Metro Fair Housing Services, Inc.

Joyce Catrett, Director of Enforcement

Joyce.catrett@metrofairhousing.com

Georgia Advancing Communities Together (Georgia ACT)

Kate Little, President and CEO

klittle@georgiaact.org

Georgia Supportive Housing Association

Mariel Sivley, Ex. Director

gshassociation@gmail.com

Catherine Knight, JD, CPS
Statewide WRAP Coordinator
Georgia Mental Health Consumer Network, Inc.
office@gmhc.org

* The SOPOS Coalition brings together organizations and individuals committed to implementing the recommendations of the SOPOS Report, “**Shut Out, Priced Out and Segregated: The Need for Fair Housing for People with Disabilities**” *available at* www.silcga.org).

Sign-In Sheets

Consolidated Plan Public Hearing

1/25/18

Print Name	Organization	Email
Debra Smith	Allen-Smith Com	debra@allensmithconsulting.com
Steed Robinson	OCA	steed.robinson@oca.ga.gov
Travis Polman	Gwinnett Co.	travis.polman@gwinnettcounty.com
Edward Evans	Fayetteville, GA	FayeHammond 496.4 @ Alt Net
Mary Evans	Fayetteville GA	" " " "
Mike Ibekwe	Well Care Georgia	michael.ibekwe@wellcare.com
Joan Foderingham	DPH	joan.foderingham@dph.ga.gov
Kevin Herbit	City of Dekongga	KelliT@dekongga-ga.gov

1/25/18

Georgia Department of Community Affairs

Public Notices (English and Spanish)

**PUBLIC NOTICE OF A PUBLIC HEARING FOR THE DEVELOPMENT
OF THE 2018-2022 CONSOLIDATED PLAN**

To inform the development of its 2018-2022 Consolidated Plan (Plan), the State of Georgia will host a public hearing on housing and community development needs. At this hearing, the State of Georgia will present initial needs assessments, received stakeholder and resident feedback, and proposed strategies and actions for affirmatively furthering fair housing before the proposed Plan is published for comment.

This Public Hearing for the 2018-2022 Consolidated Plan will be held:

**January 25, 2018 - 12:00 p.m. (Conference Room 202)
Georgia Department of Community Affairs (DCA)
60 Executive Park South NE
Atlanta, GA 30329-2231**

View Information about the Plan:

<http://www.dca.state.ga.us/communities/communityinitiatives/programs/consolidatedplan-2018-2022.asp>

To request copies of data used, send an email to conplan@dca.ga.gov.

The Plan indicates how anticipated funds received from the U.S. Department of Housing and Urban Development (HUD) will be implemented over 2018-2022 for the following programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and the National Housing Trust Fund (NHTF) Programs.

The Plan will provide strategies and investments of resources to address housing and community development needs, barriers to fair housing, and lead-based paint hazards. The Plan will include all records of citizen participation/consultation. The Plan also includes the:

- FFY 2018/SFY 2019 Annual Action Plan, the first-year implementation of the five-year (2018-2022) Consolidated Plan.
- Citizen Participation Plan, the document that outlines how the State of Georgia will engage residents and stakeholders in the development of the Consolidated Plan and subsidiary documents.

The State of Georgia encourages all of its residents, sub-recipients and grantees, public agencies, and other interested parties to attend this public hearing and submit any written comments to the agency.

By mail	Georgia Department of Community Affairs ATTN: CONSOLIDATED PLAN PUBLIC COMMENTS 60 Executive Park South, Atlanta, Georgia 30329
By email	conplan@dca.ga.gov
By TDD	404-679-4915

Please contact DCA at conplan@dca.ga.gov (TDD: 404-679-4915) for any necessary accommodation:

- Call-in information to virtually participate in this public hearing.
- DCA is prepared to provide appropriate language services for non-English-speaking (LEP) individuals. Spanish, Chinese, Korean, and/or Vietnamese interpreters can be made available upon request. Please identify any language services needed 10 days prior to the public hearing, including in which language(s) such services are required.

Translation of the notice and interpretation services for this event are available upon request.
Traducción de la notificación y servicios de interpretación para este evento están disponibles a pedido.

- DCA complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or special modification to participate in the public comment process should call (404) 679-4915 or email conplan@dca.ga.gov.

Notificación de Audiencia Pública Para el Desarrollo del Plan Consolidado (2018-2022)

Para formar el desarrollo del Plan Consolidado (2018-2022) (Plan), el Estado de Georgia albergará una audiencia pública sobre las necesidades comunitarias y viviendas. En esta audiencia pública, el Estado de Georgia presentará las evaluaciones iniciales de las necesidades, comentario recibido de los depositarios y residentes, y estrategias propuestas y acciones para la promoción activa de la equidad en la vivienda (AFFH, por sus siglas en inglés) antes de que se publica el Plan para el comentario público.

La Audiencia Pública para el Desarrollo del Plan Consolidado (2018-2022) tendrá lugar:

El 25 de enero, 2018 – 12 pm (Sala de Conferencias 202)
Departamento de Asuntos Comunitarios (Department of Community Affairs)
60 Executive Park South NE
Atlanta, GA, 30329-2231

Se revise información sobre el Plan:

<http://www.dca.state.ga.us/communities/communityinitiatives/programs/consolidatedplan-2018-2022.asp>

Para solicitar una copia del data usado, enviarle un correo electrónico a conplan@dca.ga.gov.

El Plan indica como los fondos anticipados recibidos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos. (HUD, por sus siglas en inglés) estarán implementados durante los años 2018-2022 por los programas siguientes: Paquete de Subvención para el Desarrollo Comunitario (CDBG), Asociación para la Inversión de Vivienda (HOME), Subvención para Soluciones de Emergencias (ESG), Oportunidades Viviendas para Personas con SIDA (HOPWA), y el Fondo Fiduciario Nacional de Vivienda (NHTF).

El Plan estipulará las estrategias e inversiones de los recursos federales para abordar las necesidades comunitarias y viviendas, obstáculos a la equidad en la vivienda, y los peligros de la pintura con plomo. El Plan incluirá una anotación de la participación comunitaria. El Plan también incluye:

- FFY 2018/SFY 2019 Plan de Acción Anual, la implementación del primer año de los cinco años del Plan Consolidado (2018-2022).
- El Plan de la Participación Comunitaria, el documento que resume como el Estado de Georgia se relacionará con los depositarios y residentes en el desarrollo del Plan Consolidado y los documentos accesorios.

El Estado de Georgia les anima a todos sus residentes, concesionarios, agencias públicas, y otros terceros interesados a asistir a esta audiencia pública y enviar los comentarios escritos al Departamento.

Por correo	Georgia Department of Community Affairs ATTN: CONSOLIDATED PLAN PUBLIC COMMENTS 60 Executive Park South, Atlanta, Georgia 30329
Por correo electrónico	conplan@dca.ga.gov
Por TDD	404-679-4915

Por favor se ponga en contacto con el Departamento por conplan@dca.ga.gov (TDD: 404-679-4915) para alguna acomodaciones necesarias:


- Un número de teléfono para participar virtualmente en esta audiencia pública.
- El Departamento está preparado proporcionar los servicios de traducción para los individuos que no hablan inglés. Intérpretes de español, chino, coreano, y/o vietnamita, están disponibles a petición de los interesados. Por favor notificar al Departamento de algunos servicios de traducción necesarios a más tardar diez días antes de que se requiere semejante servicios.

Traducción de la notificación y servicios de interpretación para este evento están disponibles a pedido.

- El Departamento cumple con los requisitos del Título II de la Ley de Estadounidenses con Discapacidades de 1990 y la Ley de Rehabilitación de 1973. Individuos con discapacidades que necesitarían recursos para discapacitados o modificación especial para participar en el proceso del comentario público debe llamar a 404-679-4915 o enviar un correo electrónico a conplan@dca.ga.gov.


El Departamento de Asuntos Comunitarios de Georgia se compromete a proporcionar a todas las personas con igualdad de acceso a sus servicios, programas, actividades, educación y empleo sin distinción de raza, color, origen nacional, religión, sexo, estado civil, discapacidad o edad. Para un ajuste razonable o si necesita un formato o lenguaje alternativo, por favor, llame a 404-679-0680.

Press Invoice

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474	
Monday, February 12, 2018 11:25 AM		
Page 1		


Invoice

December		Invoice Date		2/12/2018			
Agency	Department of Community Affairs		PO Number				
	Dept. of Community Affairs		Order		18012DNO		
	60 Executive Park South, NE						
	Atlanta, GA 30329-2231						
Client	Notice of Public Comment Period						
Reps	Bruce Washington						
Newspaper							
Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total
Adel News Tribune							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$0.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Alamo Wheeler County Eagle							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Albany Herald							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	DNR
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	DNR
AL-Eufaula Tribune							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00
Alma Times							
ConPlan English 500 WORD NOTICE	01/09/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/09/2018	0 x 0	\$0.00	LEGAL	\$0.00	0.0000%	\$0.00
Americus Times-Recorder							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Ashburn Wiregrass Farmer							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Athens Banner Herald							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:26 AM	Page 2

Invoice


December		Invoice Date		2/12/2018				
Agency	Department of Community Affairs			PO Number				
	Dept. of Community Affairs			Order		18012DN0		
	60 Executive Park South, NE							
	Atlanta, GA 30329-2231							
Client	Notice of Public Comment Period							
Reps	Bruce Washington							
Newspaper								
Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total	
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Atlanta Fulton County Daily Report								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$5.00	LEGAL	\$0.00	0.0000%	\$5.00	
Augusta Chronicle								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$5.00	LEGAL	\$0.00	0.0000%	\$5.00	
Bainbridge Post-Searchlight								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$0.00	LEGAL	\$0.00	0.0000%	\$0.00	
Barnesville Herald-Gazette								
ConPlan English 500 WORD NOTICE	01/09/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/09/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00	
Basley News-Banner								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$0.00	LEGAL	\$0.00	0.0000%	\$0.00	
Blackshear Times								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474	

Monday, February 12, 2018 11:26 AM Page 3


Invoice

Agency	December	Invoice Date	2/12/2018
	Department of Community Affairs	PO Number	
	Dept. of Community Affairs	Order	18012DN0
	60 Executive Park South, NE		
	Atlanta, GA 30329-2231		
Client	Notice of Public Comment Period		
Reps	Bruce Washington		
Newspaper			
Caption	Run Date	Ad Size	Rate Rate Name Color Disc. Total
Blairsville North Georgia News			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Blakely Early County News			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Blue Ridge News Observer			
ConPlan English 500 WORD NOTICE	01/09/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/09/2018	0 x 0	\$10.00 LEGAL \$0.00 0.0000% \$10.00
Bremen Harrison Gateway			
Affidavit Fee	01/11/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% DNR
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% DNR
Brunswick News			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Buena Vista The Journal			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Butler Taylor County News			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00


	<p style="text-align: center;">Georgia Newspaper Service, Inc.</p> <p style="text-align: center;">3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474</p>
<div style="display: flex; justify-content: space-between;"> Monday, February 12, 2018 11:28 AM Page 4 </div>	

Invoice

Agency		December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231		Invoice Date PO Number Order		2/12/2018 18012DN0	
Client		Notice of Public Comment Period					
Reps		Bruce Washington					
Newspaper							
Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Calro Messenger							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/10/2018	0 x 0	\$60.00	LEGAL	\$0.00	0.0000%	\$60.00
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Calhoun Times							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$25.00	LEGAL	\$0.00	0.0000%	\$25.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/10/2018	0 x 0	\$60.00	LEGAL	\$0.00	0.0000%	\$60.00
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/10/2018	0 x 0	\$25.00	LEGAL	\$0.00	0.0000%	\$25.00
Camilla Enterprise							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Canton Cherokee Tribune							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474	
	Monday, February 12, 2018 11:26 AM	
	Page 5	
	Invoice	

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date 2/12/2018	PO Number Order	18012DN0
Client	Notice of Public Comment Period			
Reps	Bruce Washington			
Newspaper				
Caption	Run Date	Ad Size	Rate Rate Name	Color Disc. Total
Carrollton Daily Times-Georgian				
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL	\$0.00 0.0000% DNR
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL	\$0.00 0.0000% DNR
Cartersville Daily Tribune News				
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL	\$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$0.00 LEGAL	\$0.00 0.0000% \$0.00
Cedartown The Polk County Standard Journal				
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL	\$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL	\$0.00 0.0000% \$20.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/10/2018	0 x 0	\$60.00 LEGAL	\$0.00 0.0000% \$60.00
ConPlan 800 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/10/2018	0 x 0	\$20.00 LEGAL	\$0.00 0.0000% \$20.00
Chatsworth Times				
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL	\$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$5.00 LEGAL	\$0.00 0.0000% \$5.00
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/10/2018	0 x 0	\$5.00 LEGAL	\$0.00 0.0000% \$5.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/10/2018	0 x 0	\$60.00 LEGAL	\$0.00 0.0000% \$60.00


	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474	

Monday, February 12, 2018 11:26 AM

Page 6

Invoice


December		Invoice Date		2/12/2018				
Agency	Department of Community Affairs		PO Number					
	Dept. of Community Affairs		Order		18012DN0			
	60 Executive Park South, NE							
	Atlanta, GA 30329-2231							
Client	Notice of Public Comment Period							
Reps	Bruce Washington							
Newspaper								
Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total	
Claxton Enterprise								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
ConPlan 600 WORD NOTICE SPANISH VERSION	01/10/2018	0 x 0	\$60.00	LEGAL	\$0.00	0.0000%	\$60.00	
ConPlan 800 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/10/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00	
Clayton Tribune								
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Cleveland White County News								
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	DNR	
Affidavit Fee	01/11/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	DNR	
Cochran Journal								
ConPlan English 500 WORD NOTICE	01/09/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/09/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Colquitt Miller County Liberal								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474	
Monday, February 12, 2018 11:26 AM		

Page 7


Invoice

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date PO Number Order	2/12/2018 18012DN0				
Client	Notice of Public Comment Period						
Reps	Bruce Washington						
Newspaper							
Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total
Columbus Ledger-Enquirer							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00
Coryers Rockdale-Newton Citizen							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Cordele Dispatch							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$0.00	LEGAL	\$0.00	0.0000%	\$0.00
No affidavit fee listed on invoice							
Cornelia Northeast Georgian							
ConPlan English 500 WORD NOTICE	01/09/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/09/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/09/2018	0 x 0	\$60.00	LEGAL	\$0.00	0.0000%	\$60.00
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT	01/09/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00
Covington News							
ConPlan English 500 WORD NOTICE	01/14/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/14/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Crawfordville Advocate-Democrat							
ConPlan English 500 WORD NOTICE	01/12/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:26 AM Page 8	

Invoice


Agency		December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231		Invoice Date PO Number Order		2/12/2018 18012DNO		
Client		Notice of Public Comment Period						
Reps		Bruce Washington						
Newspaper								
Caption		Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total
Affidavit Fee		01/12/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Outhbert Southern Tribune								
ConPlan English 500 WORD NOTICE		01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee		01/11/2018	0 x 0	\$5.00	LEGAL	\$0.00	0.0000%	\$5.00
Dahlonega Nugget								
ConPlan English 500 WORD NOTICE		01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee		01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Dallas Now Era								
ConPlan English 500 WORD NOTICE		01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee		01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Dalton Daily Citizen-News								
ConPlan English 500 WORD NOTICE		01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee		01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
ConPlan 600 WORD NOTICE SPANISH VERSION		01/10/2018	0 x 0	\$60.00	LEGAL	\$0.00	0.0000%	\$60.00
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE		01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Danielsville Madison County Journal								
ConPlan English 500 WORD NOTICE		01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee		01/10/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474	

Monday, February 12, 2018 11:26 AM Page 8


Invoice

December		Invoice Date		2/12/2018				
Agency	Department of Community Affairs			PO Number				
	Dept. of Community Affairs			Order		18012DN0		
	60 Executive Park South, NE							
	Atlanta, GA 30329-2231							
Client	Notice of Public Comment Period							
Reps	Bruce Washington							
Newspaper								
Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total	
Darien News								
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/11/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00	
Dawson News								
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Dawsonville Dawson County News								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Decatur The Champion								
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
ConPlan 600 WORD NOTICE SPANISH VERSION	01/11/2018	0 x 0	\$60.00	LEGAL	\$0.00	0.0000%	\$60.00	
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Donaldsonville News								
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-8776 Fax (770) 454-7474	
Monday, February 12, 2018 11:26 AM		Page 10


Invoice

Agency	December	Invoice Date	2/12/2018
	Department of Community Affairs	PO Number	
	Dept. of Community Affairs	Order	18012DN0
	60 Executive Park South, NE		
	Atlanta, GA 30329-2231		
Client	Notice of Public Comment Period		
Reps	Bruce Washington		
Newspaper			
Caption	Run Date	Ad Size	Rate Rate Name Color Disc. Total
Douglas Enterprise			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$5.00 LEGAL \$0.00 0.0000% \$5.00
Dublin Courier Herald			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Eastman The Dodge County News			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Eatonton Messenger			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Elberton Star & Examiner			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$10.00 LEGAL \$0.00 0.0000% \$10.00
Elizay Times-Courier			
Affidavit Fee	01/10/2018	0 x 0	\$10.00 LEGAL \$0.00 0.0000% \$10.00
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/11/2018	0 x 0	\$60.00 LEGAL \$0.00 0.0000% \$60.00
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/11/2018	0 x 0	\$10.00 LEGAL \$0.00 0.0000% \$10.00

	Georgia Newspaper Service, Inc. 3086 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:25 AM	Page 11


Invoice

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date	2/12/2018	PO Number			
		Order	18012DN0				
Client	Notice of Public Comment Period						
Reps	Bruce Washington						
Newspaper							
Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total
Fayetteville Fayette County News							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Fitzgerald Herald Leader							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Folkston Charlton County Herald							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$0.00	LEGAL	\$0.00	0.0000%	\$0.00
Forsyth Monroe County Reporter							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Fort Valley Leader-Tribune							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Franklin News & Banner							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:26 AM	Page 12


Invoice

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date	2/12/2018
		PO Number	
		Order	18012DN0
Client	Notice of Public Comment Period		
Reps	Bruce Washington		
Newspaper			
Caption	Run Date	Ad Size	Rate Rate Name Color Disc. Total
Gainesville Times			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/10/2018	0 x 0	\$60.00 LEGAL \$0.00 0.0000% \$60.00
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Gray Jones County News			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Greensboro Herald-Journal			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Greenville Meriwether Vindicator and Free Press			
ConPlan English 500 WORD NOTICE	01/12/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/12/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Giffin Daily News			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Hamilton Harris County Journal			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00

	<p style="text-align: center;">Georgia Newspaper Service, Inc.</p> <p style="text-align: center;">3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6778 Fax (770) 454-7474</p>
Monday, February 12, 2018 11:28 AM	Page 13


Invoice

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date PO Number Order	2/12/2018 18012DN0
Client	Notice of Public Comment Period		
Reps	Bruce Washington		
Newspaper			
Caption	Run Date	Ad Size	Rate Rate Name Color Disc. Total
Affidavit Fee	01/11/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Hartwell Sun			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$10.00 LEGAL \$0.00 0.0000% \$10.00
Hawkinsville Dispatch & News			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Hazlehurst Jeff Davis Ledger			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Hiwassee Towns County Herald			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Hinesville Coastal Courier			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Homer Banks County News			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$10.00 LEGAL \$0.00 0.0000% \$10.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:26 AM	Page 14

Invoice


Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date PO Number Order	2/12/2018 18012DN0				
Client	Notice of Public Comment Period						
Reps	Bruce Washington						
Newspaper							
Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total
Homerville Clinch County News							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Irwinville Wilkinson County Post							
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Jackson Progress-Angus							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00
Jasper Pickens County Progress							
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Jefferson Jackson Herald							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00
Jeffersonville Twiggs Times New Era							
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Jesup Press-Sentinel							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$15.00	LEGAL	\$0.00	0.0000%	\$15.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474	
Monday, February 12, 2018 11:26 AM		

Page 15


Invoice

Agency		December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231		Invoice Date PO Number Order		2/12/2018 18012DN0		
Client		Notice of Public Comment Period						
Reps		Bruce Washington						
Newspaper								
Caption		Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total
Jonesboro Clayton News Daily								
ConPlan 600 WORD NOTICE SPANISH VERSION		01/10/2018	0 x 0	\$60.00	LEGAL	\$0.00	0.0000%	\$60.00
Affidavit Fee		01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
ConPlan English 500 WORD NOTICE		01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE		01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
LaFayette Walker County Messenger								
ConPlan English 500 WORD NOTICE		01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee		01/10/2018	0 x 0	\$25.00	LEGAL	\$0.00	0.0000%	\$25.00
LaGrange Daily News								
ConPlan English 500 WORD NOTICE		01/10/2018	0 x 0	\$60.00	LEGAL	\$0.00	0.0000%	\$60.00
Affidavit Fee		01/10/2018	0 x 0	\$5.00	LEGAL	\$0.00	0.0000%	\$5.00
Lakeland Lanier County Advocate								
ConPlan English 500 WORD NOTICE		01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee		01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Lavonia Franklin County Citizen/Royston News Leader								
ConPlan English 500 WORD NOTICE		01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee		01/11/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:26 AM	Page 16


Invoice

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date	2/12/2018
		PO Number	
		Order	18012DN0
Client	Notice of Public Comment Period		
Reps	Bruce Washington		
Newspaper			
Caption	Run Date	Ad Size	Rate Rate Name Color Disc. Total
Lawrenceville Gwinnett Daily Post			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/10/2018	0 x 0	\$60.00 LEGAL \$0.00 0.0000% \$60.00
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Leesburg Lee County Ledger			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Lexington Oglethorpe Echo			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Lincolnton The Lincoln Journal			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/11/2018	0 x 0	\$10.00 LEGAL \$0.00 0.0000% \$10.00
Louisville Jefferson Reporter/News and Farmer			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:25 AM Page 17	


Invoice

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date	2/12/2018					
		PO Number						
		Order	18012DN0					
Client	Notice of Public Comment Period							
Reps	Bruce Washington							
Newspaper								
Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total	
Macon Telegraph								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$5.00	LEGAL	\$0.00	0.0000%	\$5.00	
Madison Morgan County Citizen								
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Marietta Daily Journal								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
ConPlan 600 WORD NOTICE SPANISH VERSION	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Martinez Columbia County News Times								
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
McDonough Henry Herald								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00	

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:26 AM	Page 18


Invoice

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date	2/12/2018
		PO Number	
		Order	18012DN0
Client	Notice of Public Comment Period		
Reps	Bruce Washington		
Newspaper			
Caption	Run Date	Ad Size	Rate Rate Name Color Disc. Total
McRae Telfair Enterprise			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$15.00 LEGAL \$0.00 0.0000% \$15.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/10/2018	0 x 0	\$60.00 LEGAL \$0.00 0.0000% \$60.00
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/10/2018	0 x 0	\$15.00 LEGAL \$0.00 0.0000% \$15.00
Metter Advertiser			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Milledgeville Union-Recorder			
ConPlan English 500 WORD NOTICE	01/12/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/12/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Milton News			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Monroe Walton Tribune			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:28 AM Page 19	


Invoice

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date	2/12/2018
		PO Number	
		Order	18012DN0
Client	Notice of Public Comment Period		
Reps	Bruce Washington		
Newspaper			
Caption	Run Date	Ad Size	Rate Rate Name Color Disc. Total
Montezuma Citizen Georgian			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Monticello News			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/11/2018	0 x 0	\$10.00 LEGAL \$0.00 0.0000% \$10.00
Moultrie Observer			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/10/2018	0 x 0	\$60.00 LEGAL \$0.00 0.0000% \$60.00
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Mount Vernon The Montgomery Monitor			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Nahunta Brantley Enterprise			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Nahunta Brantley Express			
Affidavit Fee	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:26 AM	Page 20


Invoice

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date	2/12/2018
		PO Number	
		Order	18012DN0
Client	Notice of Public Comment Period		
Reps	Bruce Washington		
Newspaper			
Caption	Run Date	Ad Size	Rate Rate Name Color Disc. Total
Nashville Banner Press			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Newman Times-Herald			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$10.00 LEGAL \$0.00 0.0000% \$10.00
Ocala Star			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Pearson Atkinson County Citizen			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/11/2018	0 x 0	\$80.00 LEGAL \$0.00 0.0000% \$80.00
ConPlan 600 WORD NOTICE SPANISH VERSION AFFIDAVIT FEE	01/11/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Perry Houston Journal			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00

	Georgia Newspaper Service, Inc. 3086 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474	
Monday, February 12, 2018 11:26 AM		
Page 21		


Invoice

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date	2/12/2018				
		PO Number					
		Order	18012DN0				
Client	Notice of Public Comment Period						
Reps	Bruce Washington						
Newspaper							
Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total
Cullman Free Press							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$60.00	LEGAL	\$0.00	0.0000%	\$60.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Reidsville The Journal Sentinel							
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Richland Stewart Webster Journal Patriot Citizen							
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Richmond Hill-Bryan County News							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Rincon Ettingham Herald							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00
Ringgold Catoosa County News							
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$25.00	LEGAL	\$0.00	0.0000%	\$25.00
Roberts Georgia Post							
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	DNR

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474	
Monday, February 12, 2018 11:26 AM		Page 22

Invoice


December		Invoice Date		2/12/2018				
Agency	Department of Community Affairs			PO Number				
	Dept. of Community Affairs			Order		18012DNO		
	60 Executive Park South, NE							
	Atlanta, GA 30329-2231							
Client	Notice of Public Comment Period							
Reps	Bruce Washington							
Newspaper								
Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total	
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	DNR	
Rome News Tribune								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Sandersville Progress								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Savannah Morning News								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$5.00	LEGAL	\$0.00	0.0000%	\$5.00	
Soperton News								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Sparta Ishmaelita								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
St. Marys Camden County Tribune & Georgian								
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/11/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00	

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474	
Monday, February 12, 2018 11:26 AM		

Page 23


Invoice

Agency	December	Invoice Date		2/12/2018				
	Department of Community Affairs	PO Number						
	Dept. of Community Affairs	Order		18012DN0				
	60 Executive Park South, NE							
	Allanta, GA 30329-2231							
Client	Notice of Public Comment Period							
Reps	Bruce Washington							
Newspaper								
Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total	
Statesboro Herald								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$10.00	LEGAL	\$0.00	0.0000%	\$10.00	
Summerville News								
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/11/2018	0 x 0	\$0.00	LEGAL	\$0.00	0.0000%	\$0.00	
Swainsboro Forest-Blade								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Sylvania Telephone								
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/11/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	
Sylvester Local News								
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/10/2018	0 x 0	\$0.00	LEGAL	\$0.00	0.0000%	\$0.00	
Talbotton New Era								
ConPlan English 500 WORD NOTICE	01/12/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00	
Affidavit Fee	01/12/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00	

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:26 AM Page 24	


Invoice

	December	Invoice Date	2/12/2018			
Agency	Department of Community Affairs	PO Number				
	Dept. of Community Affairs	Order	18012DN0			
	60 Executive Park South, NE					
	Atlanta, GA 30329-2231					
Client	Notice of Public Comment Period					
Reps	Bruce Washington					
Newspaper						
Caption	Run Date	Ad Size	Rate Rate Name	Color	Disc.	Total
Thomaston Upson Beacon						
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL	\$0.00	0.0000%	\$20.00
Thomasville Times-Enterprise						
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL	\$0.00	0.0000%	\$20.00
Thomson McDuffie Progress						
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00 LEGAL	\$0.00	0.0000%	\$20.00
Tifton Gazette						
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL	\$0.00	0.0000%	\$20.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/10/2018	0 x 0	\$60.00 LEGAL	\$0.00	0.0000%	\$60.00
ConPlan 600 word NOTICE SPANISH VERSION AFFIDAVIT FEE	01/10/2018	0 x 0	\$20.00 LEGAL	\$0.00	0.0000%	\$20.00
Toccoa Record						
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/11/2018	0 x 0	\$10.00 LEGAL	\$0.00	0.0000%	\$10.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:26 AM Page 25	


Invoice

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date	2/12/2018
		PO Number	
		Order	18012DN0
Client	Notice of Public Comment Period		
Reps	Bruce Washington		
Newspaper			
Caption	Run Date	Ad Size	Rate Rate Name Color Disc. Total
Trenton Dade County Sentinel			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Valdosta Daily Times			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
ConPlan 600 WORD NOTICE SPANISH VERSION	01/10/2018	0 x 0	\$60.00 LEGAL \$0.00 0.0000% \$60.00
ConPlan 600 Word NOTICE SPANISH VERSION AFFIDAVIT FEE	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Vidalia Advance Progress			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Vienna News Observer			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Warrenton Clipper			
ConPlan English 500 WORD NOTICE	01/12/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/12/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474
Monday, February 12, 2018 11:26 AM	Page 26

Invoice

Agency	December Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231	Invoice Date	2/12/2018
		PO Number	
		Order	18012DN0
Client	Notice of Public Comment Period		
Reps	Bruce Washington		
Newspaper			
Caption	Run Date	Ad Size	Rate Rate Name Color Disc. Total
Washington News-Reporter			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/11/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Watkinsville Oconee Enterprise			
ConPlan English 500 WORD NOTICE	01/11/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/11/2018	0 x 0	\$10.00 LEGAL \$0.00 0.0000% \$10.00
Waycross Journal-Herald			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$0.00 LEGAL \$0.00 0.0000% \$0.00
Waynesboro True Citizen			
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
Winder Barrow News-Journal			
Affidavit Fee	01/10/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00
ConPlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Wrightsville Johnson Journal			
ConPlan English 500 WORD NOTICE	01/09/2018	0 x 0	\$50.00 LEGAL \$0.00 0.0000% \$50.00
Affidavit Fee	01/09/2018	0 x 0	\$20.00 LEGAL \$0.00 0.0000% \$20.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474	
	Monday, February 12, 2018 11:26 AM	
	Page 27	
	Invoice	

Agency December
 Department of Community Affairs
 Dept. of Community Affairs
 60 Executive Park South, NE
 Atlanta, GA 30329-2231


Invoice Date 2/12/2018
PO Number
Order 18012DN0

Client Notice of Public Comment Period
Reps Bruce Washington

Newspaper

Caption	Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total
Zebulon Pike County Journal & Reporter							
CoePlan English 500 WORD NOTICE	01/10/2018	0 x 0	\$50.00	LEGAL	\$0.00	0.0000%	\$50.00
Affidavit Fee	01/10/2018	0 x 0	\$20.00	LEGAL	\$0.00	0.0000%	\$20.00

Total Advertising	\$10,800.00
Discounts	\$0.00
15% placement fee	\$1,650.00
Tax: USA	\$0.00
Total Invoice	\$12,450.00
Payments	\$0.00
Adjustments	\$0.00
Balance Due	\$12,450.00

	Georgia Newspaper Service, Inc. 3066 Mercer University Drive, Suite 200 Atlanta, GA 30341 Voice (770) 454-6776 Fax (770) 454-7474	
Monday, February 12, 2018 11:50 AM		Page 1

Invoice

Agency		Sandy Wycoff Department of Community Affairs Dept. of Community Affairs 60 Executive Park South, NE Atlanta, GA 30329-2231		Invoice Date 2/12/2018		PO Number		Order 18012DN1	
Client		Notice of Public Comment Period							
Reps		Bruce Washington							
Newspaper									
Caption		Run Date	Ad Size	Rate	Rate Name	Color	Disc.	Total	
Atlanta Voice									
Consolidated Plan Version		01/11/2018	0 x 0	\$1,500.00	COL_IN	\$0.00	0.0000%	\$1,500.00	
La Voz									
Consolidated Plan Spanish Version		01/11/2018	0 x 0	\$375.00	COL_IN	\$0.00	0.0000%	\$375.00	
Mundo Hispanico									
Consolidated Plan Spanish Version		01/11/2018	0 x 0	\$1,500.00	LOCAL 1/2	\$0.00	0.0000%	\$1,500.00	
Total Advertising						\$3,375.00			
Discounts						\$0.00			
Tax: USA						\$0.00			
Total Invoice						\$3,375.00			
Payments						\$0.00			
Adjustments						\$0.00			
Balance Due						\$3,375.00			